

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
May 25, 2021**

The Fifth Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, May 25, 2021 at 5:00 p.m. The meeting was held virtually via Zoom due to the Covid-19 Crisis. Members attending via Zoom were Mr. Ashba, Mr. Boso, Ms. Cann, Ms. Fiscus, Mr. Hinners, Ms. Madsen, Ms. Vilardo and Mr. Wood.

Chair Vilardo called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to the Flag. Ms. Vilardo asked members of the audience and staff who would be giving testimony on any Planning Commission case be sworn in.

APPROVAL OF MINUTES

Chair Vilardo asked if there were any questions, additions or corrections to the minutes that had been emailed to the members prior to the meeting. Hearing none, the Chair asked for a motion to approve the April 27, 2021 Meeting Minutes. Ms. Cann made the motion to approve the April 27, 2021 Meeting Minutes. The motion was seconded by Ms. Madsen. The motion carried unanimously. The Clerk will certify the April 27, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASE

Billingsley Revised Design Plan and Variance Case V-01-21 Batavia Township

5:03 p.m.

Taylor Corbett presented the Staff Report for this subdivision and variance case together. Billingsley Subdivision is located in Batavia Township on the west side of Amelia-Olive Branch Road approximately ½ mile north of Clough Pike. The property has a physical address of 4149 Amelia-Olive Branch Road Batavia, OH 45103. Staff's recommendation is to **approve** the Billingsley Subdivision Revised Design Plan.

Taylor Corbett presented Variance Case V-01-21 to the Clermont County Subdivision Regulations which would allow Billingsley to exceed the allowable length of a cul-de-sac street serving more than 30 residences while also increasing the allowable length of the street from 900 feet to 1169 feet. The subject property (Parcel 01-20-08B-117) is located within the Billingsley project area and would be the proposed extension of Preston Place right-of-way.

Jim Watson, Engineer, McGill Smith Punshon, was present virtually via Zoom and spoke in favor of the project. No one spoke in opposition to this project.

After a brief discussion, Ms. Vilardo asked for a motion for the revised design plan for Billingsley. Ms. Cann moved that the Planning Commission **approve** the Billingsley Revised Design Plan, located in Batavia Township, with the following conditions:

1. The dedicated portion of Ashkirk Way is required to be vacated before the creation of proposed Lots 135 and 136.
2. All county and township departments' comments and conditions detailed in the Billingsley Subdivision – Revised Design Plan Review Letter dated May 17, 2021, be satisfactorily addressed.
3. All proposed road names shall be reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
4. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Ashba seconded the motion and carried unanimously.

Ms. Vilardo asked for a motion for Variance Case V-01-21. Mr. Hinnners moved that the Planning Commission **approve** Variance Request V-01-21 to allow a cul-de-sac of 1169 feet (+269 ft.) and 36 landominium lots for Billingsley Subdivision, located in Batavia Township. Ms. Fiscus seconded and the motion carried unanimously.

Planning Commission member, Donna Cann, recused herself at this time.

STAFF REPORT ON SUBDIVISION CASES

Glen Mary Park Revised Design Plan

Pierce Township

5:19 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for Glen Mary Park located in Pierce Township. The revised design plan will change the landominium development proposed in Phase 3 and 4 previously containing 96 townhome units along Snapdragon Drive, Larkspur Lane, and Virginia Drive intersecting onto Glen Mary Drive to 56 single-family lots. Also, an emergency access drive connecting Open Space Lot 86 to Naegele Lane has been constructed for Fire and EMS use only. A 50 foot ingress/egress and utility easement is granted on the northeast property line for a future public road extension and extends to the PUD boundary abutting parcel 29-01-16.177.

Joe Farruggia, Applicant, Glen Mary Development LLC, and Doug Smith, Engineer, McGill Smith Punshon, Inc., were present virtually via Zoom for this case. There was no one present in opposition to the case.

After a brief discussion from the commission, Ms. Vilardo asked for a motion. Mr. Boso moved that the Planning Commission **approve** the Glen Mary Park Revised Design Plan located in Pierce Township with the following conditions:

1. A location of the proposed cluster mailboxes (CBU's) will need to be determined for the entire development and shown upon the Revised Design Plan.
2. All county and township departments' comments and conditions detailed in the Glen Mary Park – Revised Design Plan Review Letter dated May 18, 2021, be satisfactorily addressed.
3. Revised Construction Plans for Phases I and II will need to be resubmitted to reflect the proposed changes that are shown upon the Revised Design Plan.
4. The overland flow from the Emergency Spillway of the proposed Detention/Retention Basin No. 1 needs to flow under the Proposed Public Roadway and through Lot 68.
5. All proposed road names shall be reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
6. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Hinnens seconded and the motion carried unanimously.

Ms. Cann returned to the meeting at this time.

STAFF REPORT ON SUBDIVISION CASES

Rosewood Subdivision Revised Design Plan

Batavia Township

5:34 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for Rosewood Subdivision located in Batavia Township. The revised design plan is a request to incorporate parcel 03-20-21D-005. (1.42 acres +/-) into the development by adding three additional single-family lots accessed by a shared private drive off Judd Road and modify the lot and roadway configuration.

Jeff Hayes, applicant, CKN Development, and Nick Selhorst, Engineer, Choice One, Inc., were present virtually via Zoom for this case. Mr. Hayes spoke in favor of the project.

After a brief discussion from the commission, Ms. Vilardo asked for a motion. Ms. Madsen moved that the Planning Commission **approve** the Rosewood Subdivision Revised Design Plan located in Batavia Township with the following conditions:

1. Parcel 032921D005 will be required to be replatted into open space Lot 42 before the recording of the proposed Rosewood Subdivision – Section 6.
2. Written approval needs to be provided from Batavia Township for the proposed "Speed Table" along Millstream Drive.

3. All county and township departments' comments and conditions detailed in the Rosewood Subdivision – Revised Design Plan Review Letter dated May 17, 2021, be satisfactorily addressed.
4. All proposed road names shall be reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
5. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Mr. Ashba seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Jackson Township Zoning Case 2021-01

Jackson Township

5:48 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Jackson Township Zoning Case 2021-01 request to rezone two parcels 14-23-06A-045. & 14-23-06E-083. consisting of 19.39 acres from Agricultural "A-1" District to Commercial "C-1" District. The subject properties are located on the north side of US 50 +/- 2500 feet east of Newtonsville Hutchinson Road and US 50. The Stonelick Township boundary is adjacent to the west.

Josh Shaw, Jackson Township Zoning Administrator, provided the commission with details of the case. Speaking in favor of the project were Greg Hehemann, Applicant, MCC Cincinnati, LLC., and Kelly Lundrigan, Attorney for MCC, Cincinnati, LLC. Officer, Mr. Lundrigan questioned Mr. Hehemann extensively about the project, and provided audio and video of existing noise from the facility.

Ms. Vilardo asked if anyone was present in opposition to the project. Julie Norton, Ed Geiser and other residents (identified only by their iPhone names Bob and Karen) were present virtually and spoke about the noise resulting from the track operation.

Ms. Vilardo asked if there was any discussion from commission members. Mr. Hinnners, Mr. Boso and Ms. Cann posed questions to Taylor Corbett and to Mr. Hehemann. Ms. Vilardo asked for a motion. Ms. Fiscus made a motion that the Planning Commission **recommend approval** of Jackson Township Zoning Case 2021-01 to rezone two parcels 14-23-06A-045. & 14-23-06E-083. consisting of 19.39 acres from Agricultural "A-1" District to Commercial "C-1" District with the following conditions:

1. The motorsports track and existing facilities are required to conform to all standards found in Jackson Township Zoning Resolution: Article 7: Signs, Sections 700-771, Article 8, Commercial "C-1" District, Sections 850-855, and Article 10: Off-Street Parking Space Requirements, Sections 1000-1040.

2. Individual conditional use permits shall be requested for the equipment rental and onsite storage will be required to be determined by the Jackson Township Board of Zoning Appeals.
3. Residential uses are not a permitted use or granted as a conditional use under Jackson Township's Commercial "C-1" District.
4. Jackson Township shall implement standard hours of operations for the proposed development.
5. ODOT approval is required for all access to US 50.
6. W.M.S.C Permits and County Building Permits are required for all grading work and structures added to the property.
7. Any food preparations or concessions will require permits through Clermont County Public Health.
8. Request a professional site development plan to be submitted to Jackson Township, detailing the locations and dimensions of existing structures, track, and future development requests on the entire site area.

The motion was seconded by Mr. Hinners. The motion did not carry with a vote of 5 to Deny and 2 to Approve.

Ms. Fawley asked for a new motion, a motion to **RECOMMEND DENIAL** of Jackson Township Case 2021-01. Ms. Cann made the motion, Mr. Hinners seconded and the vote was 5 to 2 in favor of the denial.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 580

Miami Township

7:08 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 580 request to rezone a portion of two parcels 182518C231 & 182518C104 consisting of 34.58 acres from an existing R-3 – Residence District with "R-PUD" Residential Planned Unit Development Overlay to a new R-3 – Residence District with "R-PUD" Residential Planned Unit Development. Both properties are located between Todd Farm Lane and Loveland Miamiville Road in Miami Township.

David Todd, Owner-Trustee, Maronda Homes, Ron Roberts, Engineer, and Brian Elliff, Zoning Administrator, Miami Township were present virtually for this case. Mr. Roberts spoke in favor of the project and noted that the geotechnical work was already done. No one spoke in opposition of the project.

Ms. Vilardo asked for any discussion, hearing none, she asked for a motion. Mr. Ashba made a motion that the Planning Commission **recommend approval** of Miami Township Zoning Case 580 to rezone a portion of two parcels 182518C231 & 182518C104 consisting of 34.58 acres from an existing R-3 – Residence District with “R-PUD” Residential Planned Unit Development Overlay to a new R-3 – Residence District with “R-PUD” Residential Planned Unit Development with the following conditions:

1. The proposed development needs to conform to all standards and regulations found under Article V, of the *Clermont County Subdivision Regulations*.
2. All proposed public streets need to be designed with the minimum rights-of-way width for residential local streets per the recommendation of the Clermont County Engineer’s Office, and further shall conform to the requirements of the *Subdivision Street Design and Construction Standards for Clermont County*.
3. Geotechnical studies will be required on lots that fall onto “sensitive development areas” (soil type: CkD3, CnC2, EaF2, and EbG2).
4. Significant buffering or a “no clear limit” be established along the rear lot line of lots backing the existing sewage treatment plant.

Motion was seconded by Mr. Wood and carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

Taylor Corbett and Gael Fawley both addressed the upcoming lifting of Covid restrictions and asked the commission members if they were ready to return to public meetings. The commission agreed to return to public meetings which will be held at the Engineer’s Office, Planning/Engineer Conference Room on Clermont Center Drive.

As there was no further business brought before the Planning Commission, Chair Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 7:28 p.m.

Amy Vilardo

Amy Vilardo, Chair

Jeff Ashba

Jeff Ashba, Vice Chair

Certificate as to the Minutes of the Clermont County Planning Commission

I, Gael Fawley, do hereby certify that the above is a true transcript of the Minutes of the Clermont County Planning Commission meeting held at the Clermont County Administration Building, 101 East Main Street, Batavia, Ohio 45103 on May 25, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on June 22, 2021 and the meeting minutes of May 25, 2021 were approved and voted on in accordance with the laws of the State of Ohio at that meeting.



Gael Fawley, Clerk
Clermont County Planning Commission