

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
June 22, 2021**

The Sixth Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, June 22, 2021 at 5:00 p.m. The meeting was held in the Engineering/Planning Conference Room. Members attending were Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Cann, Ms. Madsen and Ms. Vilardo.

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 May 25, 2021 Meeting Minutes. Ms. Cann made the motion to approve the May 25, 2021 Meeting Minutes. The motion was seconded by Mr. Boso. The motion carried with Mr. Anderson abstaining. The Clerk will certify the May 25, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

At this time, Ms. Cann recused herself from both cases being heard this evening.

STAFF REPORT ON SUBDIVISION CASE

Woodside Park – Section 4 - Design Plan

Pierce Township

5:05 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Woodside Park is located in at the terminus of Cedarwood Drive and Deer Creek Drive in Pierce Township. Staff's recommendation is to **approve** the Woodside Park – Section 4 - Design Plan.

Taylor Corbett provided the history for this subdivision which was originally approved as the Woodside Park PUD under Ordinance O-2018-39 by the Village of Amelia. On November 5, 2019, residents of the Village of Amelia voted to dissolve the Village. On November 25, 2019, the Clermont County Board of Elections certified election results. Woodside Park PUD and subject properties at that time became part of Pierce Township.

Nick Selhorst, Engineer, Choice One Engineering, was present and was in favor of the project. No one spoke in opposition to this project.

After a brief discussion, Ms. Vilardo asked for a motion for to approve the design plan for Woodside Park – Section 4. Mr. Ashba moved that the Planning Commission **approve** the Woodside Park – Section 4 - Design Plan located in Pierce Township with the following conditions:

1. The proposed Cleveland Lane needs to terminate with a Tee-Turnaround or Cul-De-Sac. The proposed roadway terminus needs to incorporate an emergency access.
2. A usable Ingress/Egress Easement needs to be provided for the proposed Storm Water Retention Basin, located on Lot 208. The proposed easement(s) need to allow easy access for future maintenance.
3. All county and township departments' comments and conditions detailed in the Woodside Park – Section 4 – Design Plan Review Letter dated June 15, 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. Boso seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Pierce Township Zoning Case ZC2012-002

Pierce Township

5:20 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Pierce Township Zoning Text Amendment Case ZC2021-002 requesting to expand the Downtown Overlay District (DO), rezoning select parcels and modifying the Pierce Township Zoning Resolution as it pertains to the Downtown Overlay (DO).

Eddie McCarthy, Zoning Administrator, Pierce Township, was present for the case. No one spoke in opposition to the case.

Ms. Vilardo asked for any discussion, hearing none she asked for a motion to recommend approval of Pierce Township Zoning Text Amendment Case ZC2021-002. Mr. Boso moved that the Planning Commission **recommend approval** of Pierce Township Zoning Text Amendment Case PC01-2021 to rezone two parcels 235714D020 & 235714D022 consisting of 1.92 acres from I-1 – Industrial District to B-2 – General Business District. The motion was seconded by Ms. Madsen and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

Taylor Corbett introduced the Department of Community and Economic Development's new Development Specialist, Scott Gafvert. Scott spoke to the commission about his background and what he will be doing for Clermont County.

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 5:28 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 June 22, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on July 27, 2021 and the meeting minutes of June 22, 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
Date: 7-28-2021