

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
December 21, 2021**

The Twelfth Regular Meeting of 2021 of the Clermont County Planning Commission was held on Tuesday, December 21, 2021 at 5:00 p.m. The meeting was held in the Engineering/Planning Conference Room, 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Anderson, Mr. Boso, Ms. Cann, Mr. Hinnners, Ms. Madsen, Mr. Phelps and Mr. Wood.

Secretary Hinnners called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to the Flag.

Mr. Hinnners explained that Chair Vilardo and Vice Chair Ashba were not able to attend the meeting so the Commission would have to appoint someone to serve as Chair for tonight's meeting. Mr. Hinnners suggested that Mr. Anderson, a former president and vice president of the commission, serve as Chair for the meeting. Secretary Hinnners asked for a motion to appoint Mr. Anderson to serve as Chair for the meeting. Ms. Cann made the motion and Mr. Phelps seconded it. The motion carried unanimously. Mr. Anderson took over the meeting as Chair at this time and asked members of the audience and staff who would be giving testimony on any Planning Commission case be sworn in.

APPROVAL OF MINUTES

Chair Anderson asked if there were any questions, additions or corrections to the minutes that were emailed to the members prior to the meeting. Hearing none, the Chair asked for a motion to approve the November 23, 2021 Meeting Minutes. Mr. Boso made the motion to approve the November 23, 2021 Meeting Minutes. The motion was seconded by Ms. Cann. The motion carried unanimously. The Clerk will certify the November 23, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC2021-008

Goshen Township

5:05 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Goshen Township Zoning Case ZC2021-008 to rezone two parcels, 112207E212 & 112207E033, consisting of 39.4828 acres from R-2 Low-Density Single-Family Residential District to PD-R Planned Development Residential District. The subject properties are located south of SR 132 and west of Kirbett Road, adjacent to the north of Heisler Park in Goshen Township.

Harry Holbert, Goshen Township Planning and Zoning Administrator and Kirk Ridder, applicant, Grand Communities, Fisher Homes, were present and spoke in favor of this case. There was no one in opposition to the case.

Following discussion, Mr. Anderson asked for a motion. Mr. Hinnners made a motion to **approve**

Goshen Township Zoning Case ZC2021-008 to rezone two parcels, 112207E212 & 112207E033, consisting of 39.4828 acres from R-2 Low-Density Single-Family Residential District to PD-R Planned Development Residential District with the following conditions:

1. The Ohio EPA, and the Corps of Engineers should be contacted to see if Section 401/404 permits are required for the freshwater pond located on parcel 112207E212.
2. A Traffic Impact Study (TIS) is required by the County Engineer's Office at the time of the Design Plan Submittal, as the project is expected to generate more than 100 trips during the peak hour.
3. The Ohio Department of Transportation (ODOT) should also be consulted regarding potential impacts to SR 132.

Motion was seconded by Ms. Boso and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC2021-009

Goshen Township

5:27 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Goshen Township Zoning Case ZC2021-009 to rezone two parcels, 112214.096 and 112214.097, consisting of .344 acres from B-1 Local Business District to R-3 Moderate-Density Single-Family Residential District. The subject properties are located on the north side of Old SR 28 just west of Old SR 28 and Linton Road / Goshen Cemetery Road.

Harry Holbert, Goshen Township Planning and Zoning Administrator and Timothy Hansford, applicant, were present and spoke in favor of this case. There was no one in opposition to the case.

Following discussion, Mr. Anderson asked for a motion. Ms. Cann made a motion to **approve** Goshen Township Zoning Map Amendment Case ZC2021-009 request to rezone two parcels, 112214.096 and 112214.097, consisting of .344 acres from B-1 Local Business District to R-3 Moderate-Density Single-Family Residential District with the following condition:

1. Consolidate parcels 112214.096, 112214.097, and 112214.004P.

Motion was seconded by Ms. Madsen and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Tate Township Zoning Case 101RW2021

Tate Township

5:35 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Tate Township Zoning Case 101RW2021 to rezone two parcels, .3856 acre portion of parcel 323015H157 from A – Agricultural District and R-1 – Residential District to C-2 – Commercial District, and .606 acres portion of parcel 323015H104 from C-1 – Commercial District to C-2 – Commercial District. The subject properties are located on State Route 125, 580 feet west of Spring Grove Road and 1.4 miles east of the Village of Bethel.

Rob Williams, Tate Township Zoning Inspector and Jim Carver, applicant, Jim Carver and Sons Home Improvement, were present and spoke in favor of this case. There was no one in opposition to the case.

Following discussion, Mr. Anderson asked for a motion. Mr. Hinnners made a motion to **approve** Goshen Township Zoning Map Amendment Case ZC2021-009 request to rezone two parcels, to rezone two parcels, .3856 acre portion of parcel 323015H157 from A – Agricultural District and R-1 – Residential District to C-2 – Commercial District, and .606 acres portion of parcel 323015H104 from C-1 – Commercial District to C-2 – Commercial District. with the following conditions:

1. That all site plan requirements in Appendix B, Section V be provided to Tate Township.
2. Consolidate the .3856 acre portion of parcel 323015H157 into parcel 323015H104.
3. Consult with The Ohio Department of Transportation (ODOT) regarding access to State Route 125.

Motion was seconded by Ms. Madsen and carried unanimously.

STAFF REPORT ON SUBDIVISION CASE

None

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON VARIANCE CASES

None

OLD/NEW BUSINESS

Taylor Corbett addressed the commission regarding the need for a representative to attend the Ohio-Kentucky-Indiana Regional Council of Governments meetings. Mr. Hinners and Mr. Phelps both agreed they are interested and will serve. Mr. Hinners made certain to ask whether this was a paid position as he would not consider the appointment. Mr. Corbett assured him that it was not. Mr. Hinners will attend the meetings and if he cannot attend, then Mr. Phelps will attend as an alternate.

As there was no further business brought before the Planning Commission, Chair Anderson asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 6:05 p.m.

Isaac Anderson

Mr. Anderson, Acting Chair

Darin Hinners

Darin Hinners, Secretary

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 Engineers Office, Engineers/Planning Conference Room, 2381 Clermont Center Drive, Batavia, Ohio 45103 on December 21, 2021.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on January 25, 2022 and the meeting minutes of December 21, 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: _____