

CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
January 25, 2022

The First Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, January 25, 2022 at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Anderson, Mr. Ashba, Ms. Cann, Mr. Hinners, Ms. Madsen, Mr. Phelps, Ms. Vilardo and Mr. Wood.

Chair Vilardo called the meeting to order at 5:01 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 to be sworn in.

APPROVAL OF MINUTES

Chair Vilardo asked if there were any questions, additions or corrections to the minutes that were emailed to the members prior to the meeting. Mr. Hinners noted a correction to the minutes on the last page of the document and it will be corrected. The Chair asked for a motion to approve the December 21, 2021 Meeting Minutes with the noted correction. Mr. Hinners made the motion to approve the December 21 2021 Meeting Minutes as corrected and seconded by Mr. Phelps. The motion carried with Mr. Ashba and Ms. Vilardo abstaining. The Clerk will certify the December 21, 2021 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASES

Heritage Farm Subdivision – Design Plan **Batavia Township**
5:04 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for the Heritage Farm Subdivision located in Batavia Township. The subject properties are located on the southeast corner of Chapel Road and Mt. Holly Road, +/- 300 feet west of State Route 222 in Batavia Township. Mr. Corbett noted an incorrect date on a letter in his presentation and said it should reflect the current year not 2021.

Mr. Nick Selhorst of Choice One Engineering and engineer for the project, spoke in favor of the project.

Following a brief discussion, Mr. Anderson moved that the Planning Commission **approve** the design plan for the Heritage Farm Subdivision located in Batavia Township subject to the following conditions:

1. All county and township departments' comments and conditions detailed in the Heritage Farm Subdivision – Design Plan Review Letter dated January 13, 2022, be satisfactorily addressed.

2. 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).
3. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

~~Ms. Madsen seconded the motion and it carried unanimously.~~

STAFF REPORT ON SUBDIVISION CASES

Villages of Belmont – Revised Design Plan

Goshen Township

5:18 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for the Villages of Belmont located in Goshen Township. The Villages of Belmont is a "landominium" development located in Goshen Township between Fay Road and State Route 28.

Mr. Matt Mains of Drees Homes and the applicant, spoke in favor of the project.

Following a brief discussion, Mr. Hinnners moved that the Planning Commission **approve** the revised design plan for the Villages of Belmont located in Goshen Township subject to the following conditions:

1. All county and township departments' comments and conditions detailed in the Villages of Belmont – Revised Design Plan Review Letter dated January 13, 2022, be satisfactorily addressed.
2. Per the Ohio Building Code, "Party Walls" constructed as true structural firewalls will be required at each property line through the new townhomes at all property lines separating residential units.

The following Building Code requirement will need to be addressed at all building wall locations located on the property line and separating residences:

OBC 706.1.1 Party Walls: Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between two buildings, shall be constructed as a firewall in accordance with OBC Section 706. Party walls shall be constructed without openings and shall create separate buildings.

This Building Code requirement cannot be waived at the local level. Any appeal or request for relief from this code requirement must be made to the state of Ohio Board of Building Appeals

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. Anderson seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Tate Township Zoning Case ZC-102RW2021

Tate 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 Tate Township Zoning Case ZC-102RW2021 requesting to rezone parcel 323021A017 consisting of 14.00 acres from A – Agricultural District to C-3 – Commercial District. The subject property is located on the northwest corner of State Route 125 and South Bantam Road in Tate Township.

Mr. Eric White, applicant and owner of A-Space Storage Ltd. and Rob Williams, Tate Township Zoning Officer, were present for this case and spoke in favor of the project. No one appeared in opposition to the project. Mr. Corbett stated he did receive an email from Mr. Henry Crowthers, the adjoining property owner who expressed his concerns about water run-off from the subject property. Mr. Taylor read the email to the commission members. Mr. White and Mr. Williams addressed the letter's concerns for the commission.

After discussion, Ms. Vilardo asked for a motion. Mr. Ashba made a motion that the Planning Commission **recommend approval** of Tate Township Zoning Map Amendment Case ZC-102RW2021 request to rezone parcel 323021A017 consisting of 14.00 acres from A – Agricultural District to C-3 – Commercial District with the following conditions:

1. No storage of flammable liquids, above ground, other than for use on the premises.
2. That all site plan requirements listed in Appendix B, Section V of the *Tate Township Zoning Resolution* be provided to Tate Township.
3. Consult with The Ohio Department of Transportation (ODOT) regarding access and improvements to SR 125.

Ms. Madsen seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

As there was no further business brought before the Planning Commission, Chair Vilaro asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:40 p.m.

Amy Vilaro

Amy Vilaro, Chair

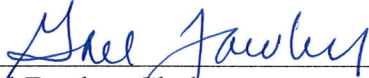
Jeff Ashba

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 January 25, 2022.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on February 22, 2022 and the meeting minutes of January 25, 2022 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: 2-22-22