



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 26, 2022

TATE TOWNSHIP CASE 103RW2022

APPLICANT: Ryan Craig
Abiluc Holdings, LLC.
694 Signal Hill Drive
Milford, OH 45150

OWNER: Ryan Craig
Abiluc Holdings, LLC.
694 Signal Hill Drive
Milford, OH 45150

REQUEST: Tate Township Zoning Map Amendment Case 103RW2022
requesting to rezone parcel 323021A050 consisting of +/- 20.03
acres from A – Agricultural District & R-1 – Residential District
to RS – Recreational Services District.

LOCATION: Parcel 323021A050 has a property address of 2425 Bantam
Road Bethel, OH 45106, and is located at the southeastern
corner of SR 125 and Bantam Road, just south of Elklick Road
and the south entrance to East Fork Lake State Park in Tate
Township.

ZONING: **Current Zoning:** A – Agricultural District &
R-1 – Residential District

Proposed Zoning: RS – Recreational Services District

North: East Fork Lake State Park – EASR District
East: A – Agricultural District &
R-1 – Residential District
South: A – Agricultural District
West: A – Agricultural District

LAND USE: Existing Land Use: Agricultural – Vacant

Proposed Land Use: Recreational Vehicle Parks and Campgrounds

HISTORY: At the time of this report, no relevant history was found for the subject property involved in this particular petition for zoning map amendment.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted it appears this request is compatible with the RS – Recreational Services District regulations within the Township’s Zoning Resolution (Section 8).

SECTION 8 Recreational Services “RS” District.

A. Uses Permitted

1. Agriculture, farming, stock raising, dairying, truck garden and nurseries
2. Retail sales of grocery items, art and craft products, antiques sporting and athletic goods, bait, fuel and ice, bottled gas, photographic supplies, gifts, novelties, souvenirs, and similar products.
3. Playgrounds, golf courses and other privately owned recreational centers
4. Riding stables and private stables
5. Accessory uses buildings and uses customarily incidental to any of me above uses including bulletin boards and signs not exceeding thirty-six (36) square feet appertaining to the sale of a product or services offered on the lot on which the sign or bulletin board is located.

B. Uses Permitted as Special Exceptions The following uses shall be considered as special exceptions and will require written approval of the Board of Zoning Appeals. Every application for the construction, operation, maintenance and occupancy of a special exception shall be accompanied with plans and specifications fully setting out locations of all structures, building or vehicle sites, parking areas, access driveways, accessory buildings and a plan of landscaping. Before any permit is issued for a special exception, the plans and specifications shall first be approved by me Clermont County Health Department and/or appropriate sanitary district.

1. **Recreational vehicle parks and campgrounds established and maintained in accordance with the following regulations:**
 - a) *Location and Access:* No recreational park or campground shall be located except with direct access to an arterial or highway and with sufficient frontage thereon to permit appropriate design of entrances or exits. No entrance or exit from a recreational vehicle park or campground shall be permitted through a Residential District nor require movement of traffic from the park or campground through a residential District. ☑
 - b) *Spaces for occupancy, uses permitted and length of stay.* Spaces in recreational vehicle parks or campgrounds may be used by travel trailers, equivalent vehicles, constructed in or on automotive vehicles, tents, or other short term housing arrangements or devices. Spaces shall be rented by the day only, and occupants of such space shall remain in the same recreational park not more than fourteen (14) consecutive days. ☐
 - c) *Accessory Uses:* Management headquarters, recreational facilities, laundry facilities and other uses and structures customarily incidental to the operation

of recreational vehicle parks and playgrounds are permitted as accessory uses provided that such uses are restricted in their use to occupants or the park or campground and such uses shall present no usable evidence of their commercial character which would attract customers other than occupants of the park.

- d) *Sanitary Facilities: Toilets, showers and other essential plumbing fixtures shall conform to all applicable Ohio and County plumbing and health codes.*
- e) *Design of Access to Park: Entrances and exits to recreational vehicle parks and campgrounds shall be designed for safe and convenient movement of traffic and to minimize friction with the free movement of traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within: (1) 100 feet, where the speed limit is less than 45 miles per hour or (2) 150 feet where the speed limit is 45 M.P.H. or more, of any portion of the approach line of the access way within 25 feet of its intersection with the right-hand lane of the street.*
- f) *Off-street parking, loading and maneuvering space: In connection with a recreational vehicle park or campground, no parking, loading or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, right-of-way or public grounds not a part of the recreational vehicle park.*
- g) *Minimum recreational vehicle site area: Each recreational vehicle site shall be at least one thousand-five hundred (1500) square feet in area. Each site shall contain a stabilized vehicular parking pad or marl, paving or other suitable material.*
- h) *External yard requirements: A fifty (50) foot setback with protective screening or fencing shall be required on property boundaries adjacent to a public rights-of-way. Those property boundaries adjoining private property shall have a setback of twenty-five (25) feet with protective fencing.*

C. *Uses Prohibited All uses not specifically permitted in this Section are prohibited in the Recreational Services “RS” District.*

D. *Dimensions and Area Regulations for Lots and Structures. The regulations on the dimensions and areas for lots and structures are set forth in the Schedule of Dimensions and Area Regulations in Appendix A. The applicable regulations shall be observed in the Recreational Services “RS” District.*

District	Max. Height	Min. Lot Size (Sewer)	Min. Lot Size (No Sewer)	Max. Lot Area Covered (Structure)	Min. Lot Width (Front Yard Line)	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback
“RS”	35 Ft.	43,560 Sq. Ft. (1 acre)	43,560 Sq. Ft. (1 Acre)	20 %	150 Ft.	75 Ft.	20 Ft.	30 Ft.

DEVELOPMENT PROPOSAL:

This petition for a zoning map amendment is requesting to rezone parcel 323021A050 consisting of +/- 20.03 acres from A – Agricultural District & R-1 – Residential District to RS – Recreational Services District for use of a Recreational Vehicle Parks and Campground.

The proposal would allow the applicant to construct in phases a Recreational Vehicle Park and Campground facility. The site plan proposes 121 campsite locations each being an average campsite of 38 Ft. Width x 60 Ft. Length, a Total of 2,280 sq. Ft. The Campground would also provide amenities which include full utility access to each site, a swimming pond, and playground, and picnic shelter.

SITE ACCESS:

The proposed site access is aligned with Elklick Road south of Bantam Road. No direct access to SR 125 has been proposed.

STAFF ANALYSIS:

The proposed use for a Recreational Vehicle Park and Campground facility along SR 125 and Bantam Road is a recreational use special exception permitted under Section 8 of the Tate Township Zoning Resolution.

The property is located just south of East Fork Lake State Park making this a viable use considering the proximity to the park entrance. The site is also located between the Old Village of Amelia (Pierce & Batavia Township) and the Village of Bethel. The proposed facility's location would be beneficial for people coming to enjoy one of our county's greatest outdoor amenities in East Fork State Park.

Staff finds that this proposal would not create a spot-zoning issue, as the property is located adjacent to existing recreational land uses. i.e. East Fork Lake State Park.

Additionally, the proposed zoning map amendment would permit the landowner a reasonable use of his lands to develop the property in its entirety.

However, the submitted proposal and site plan still require additional information to be submitted and reviewed by the Tate Township Board of Zoning Appeals (BZA).

Clermont County Community & Economic Development Comments:

- The applicant shall provide the Township with the written approval of the proposed site plan by The Clermont County Health Department and/or the appropriate sanitary district. i.e. Ohio EPA before action by the Board of Zoning Appeals (BZA) can be taken.
- The applicant shall provide the Township with written assurances that the following standards have been met:
 - a) Spaces for occupancy uses permitted, and length of stay.
 - b) Spaces in recreational vehicle parks or campgrounds may be used by travel trailers, equivalent vehicles, constructed in or on automotive vehicles, tents, or other short-term housing arrangements or devices.

Clermont County Community & Economic Development Comments: Cont.

- c) Spaces shall be rented by the day only, and occupants of such space shall remain in the same recreational park for not more than fourteen (14) consecutive days.
- The applicant shall provide the Township with written assurances that all proposed accessory use structures are permitted:
 - a) Management Headquarters,
 - b) Recreational Facilities,
 - c) Laundry Facilities,
 - d) Other uses and structures customarily incidental to the operation of recreational vehicle parks, and
 - e) Playgrounds provided that such uses are restricted in their use to occupants or the park or campground.
- The applicant shall provide the Township with written approvals for Sanitary Facilities: Toilets, showers, and other essential plumbing fixtures that they conform to all applicable Ohio and County plumbing and health codes.
- On the site plan, the applicant shall address the eastern property boundary for the adjoining private property (Parcel 323021A023) and shall require a setback of twenty-five (25) feet with protective fencing.
- Before the applicant receives a zoning certificate, the applicant must obtain written approval from the Board of Zoning Appeals for the requesting Uses Permitted as “Special Exceptions” under *Section 8, B(1) Tate Township Zoning Resolution*.

Clermont County Engineer’s Office Comments:

- A Traffic Impact Study is not required as less than 100 trips are expected to be generated by the proposed development during the peak hour.
- ODOT shall be consulted regarding potential impacts or access onto SR 125.

The Ohio Department of Transportation (ODOT) Comments:

- No comments or conditions have been received at this time.

The Clermont County Water Resources Department Comments:

- Sanitary sewer capacity is available for the proposed development.
- Tate Monroe Water shall be consulted regarding water service.

STAFF RECOMMENDATION:

Based on the Staff Analysis, request a motion to **RECOMMEND APPROVAL** of Tate Township Zoning Map Amendment Case 103RW2022 requesting to rezone parcel 323021A050 consisting of +/- 20.03 acres from A – Agricultural District & R-1 – Residential District to RS – Recreational Services District. with the following condition:

1. The applicant shall provide the Township with written approval and assurances that all development standards are listed under *Section 8, B(1) Tate Townships Zoning Resolution*.
2. Before the applicant receives a zoning certificate, the applicant must obtain written approval from the Board of Zoning Appeals for the requesting Uses Permitted as “Special Exceptions” under Section 8, B(1) Tate Township Zoning Resolution.
3. Consult with The Ohio Department of Transportation (ODOT) regarding access and improvements to SR 125.
4. Consult with Tate Monroe Water regarding water service.