

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
March 22, 2022**

The Third Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, March 22, 2022 at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were, Mr. Anderson, Mr. Ashba, Mr. Boso, Ms. Cann, Mr. Hanners, Ms. Madsen, Mr. Phelps and Mr. Wood.

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

APPROVAL OF MINUTES

Vice Chair Ashba asked if there were any questions, additions or corrections to the minutes that were emailed to the members prior to the meeting. The Vice Chair asked for a motion to approve the February 22, 2022 Meeting Minutes. Mr. Boso made the motion to approve the February 22, 2022 Meeting Minutes. The motion was seconded by Ms. Cann and carried unanimously. The Clerk will certify the February 22, 2022 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Mr. Corbett spoke to the commission regarding the second item on the agenda for tonight's meeting. The Preserve at Olive Branch – Design Plan was withdrawn right before the start of tonight's meeting.

STAFF REPORT ON SUBDIVISION CASES

Buxton Oaks – Design Plan

Batavia and Union Townships

5:04 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for Buxton Oaks located in Batavia and Union Townships.

No one was present at the meeting in favor or in opposition to the proposed design plan.

After a short discussion, Mr. Ashba asked for a motion. Ms. Madsen moved that the Planning Commission **approve** the design plan for Buxton Oaks located in Batavia and Union Townships subject to the following conditions:

1. All county and township departments' comments and conditions detailed in the Buxton Oaks – Design Plan Review Letter dated March 15, 2022, be satisfactorily addressed.
2. The proposed road name 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. Cann seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2022-001

Goshen Township

5:15 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 Map Amendment Case ZC-2022-001 requesting to rezone parcel 114925.006 consisting of .49 acres from B-2 – General Business District to M-1 – Light Manufacturing District. The subject property is located on the southern side of State Route 28, +/-170 feet west of the State Route 48 and State Route 28 intersection. The subject property is accessed from State Route 28 along a private drive (Petts Ave.) and has a physical address of 1591 Petts Ave. Goshen, OH 45140.

Harry Holbert, Zoning Administrator, Goshen Township and Kathleen Mears Green Tucker, Applicant, were present for this case and spoke in favor of the project. No one appeared in opposition to the project.

After a brief discussion regarding acreage clarification and zip code, Mr. Ashba asked for a motion. Mr. Boso made a motion that the Planning Commission **recommend approval** of Goshen Township Zoning Map Amendment Case ZC-2022-001 requesting to rezone parcel 114925.006 consisting of .49 acres from B-2 – General Business District to M-1 – Light Manufacturing District with the following conditions:

1. Proposed roadway improvements shall extend within the property boundary the full length of the existing 15 foot shared ingress/ egress easement.
2. Adhere to Article 10: Landscaping Standards and Article 13.09: Permanent Signs in Nonresidential Zoning Districts within the *Goshen Township Zoning Resolution*.
3. Any modification to the existing driveway will require a new permit from ODOT.

Mr. Anderson seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2022-002

Goshen Township

5:30 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 Map Amendment

Case ZC-2022-002 requesting to rezone parcel 112203A017 consisting of 3.92 acres from B-2 – General Business District to PD-M – Mixed-Use Planned Development District. The subject property is located on the north side of State Route 28, +/-1000 feet east State Route 48 and State Route 28 intersection. The subject property has a physical address of 1636 SR 28 Goshen, OH 45140.

Harry Holbert, Zoning Administrator, Goshen Township, and Daniel Mack, Applicant, Asystole Properties LLC, were present for this case and spoke in favor of the project. No one appeared in opposition to the project.

After a brief discussion, Mr. Ashba asked for a motion. Mr. Hinnners made a motion that the Planning Commission **recommend approval** of Goshen Township Zoning Map Amendment Case ZC-2022-002 requesting to rezone parcel 112203A017 consisting of 3.92 acres from B-2 – General Business District to PD-M – Mixed-Use Planned Development District with the following condition:

1. Any modification to the existing driveway will require a new permit from ODOT.

Ms. Cann seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Ohio Township Zoning Case ZT-2022-001

Ohio Township

5:45 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. The Ohio Township Zoning Commission requested the proposed changes to the Ohio Township Zoning Resolution as follows:

- *Addition to Article V: Zoning District Regulations, Section 8: Park “ P ” District.*
- *Addition to Article III: Definitions, relevant terms, and definitions regarding Section 8: Park “ P ” District.*
- *Modify a minor revision to Article X: District Changes and Resolution Amendments, Section 5: Action of Township Trustees to become compliant with ORC.*

Leslie Smith, Zoning Inspector, Ohio Township, and Tricia McConnell-Stephen, resident of Lazy Daze RV Park, Ohio Township, were present and spoke in favor of the proposed change. No one appeared in opposition to the project.

After discussion, Mr. Ashba asked for a motion. Mr. Anderson made a motion to **recommend approval** of Ohio Township Case ZT-2022-01, based on staff’s analysis and as initiated by the Ohio Township Zoning Commission. Ms. Cann seconded the motion and it carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

Taylor Corbett presented Vice Chair Jeff Ashba with a Certificate of Recognition from the Board of Commissioners thanking him for his service to the citizens of Clermont County as a Planning Commission member for 5.5 years. Mr. Ashba will not return to the Board when his term ends at the end of March.

Mr. Corbett announced the names of the two new members of Planning Commission, T. Scott Kravitz and Janet Sullivan, Ms. Sullivan will fill Mr. Ashba's seat with her first full term 03/31/22 through 03/30/25. Mr. Kravitz will fill the vacant seat created when Ms. Cann became the Alternate for Commissioner Batchler. His term is through 03/31/2024.

The Planning Commission presented Mr. Anderson with a small token of remembrance of in honor of his mother, Anna Anderson, who attended many years of Planning Commission meetings with her son. Anna Anderson was named an Honorary Member of the Clermont County Planning Commission in perpetuity.

On behalf of the nominating committee, Ms. Madsen reported the following recommendations to the commission for the period of April 1, 2022 through March 31, 2023: Ms. Vilardo to be elected as Chair, Mr. Anderson to be elected as Vice Chair, and Mr. Hinnners to be elected as Secretary. Vice Chair Ashba asked if there were any other nominations besides the recommendations from the Nominating Committee. Hearing none, Mr. Ashba closed the nominations and asked for a motion to elect the slate as proposed. Mr. Boso moved that the slate of nominations be approved. The motion was seconded by Ms. Cann and carried with Mr. Anderson and Mr. Hinnners abstaining,

As there was no further business brought before the Planning Commission, Vice Chair Ashba asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 6:00 p.m.

Amy Vilardo

Amy Vilardo, Chair

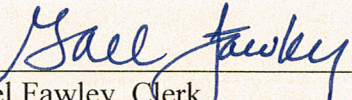
Isaac Anderson

Isaac Anderson, 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 March 22, 2022.

I further certify that that a quorum was present at the Clermont County Planning Commission meeting held on April 26, 2022 and the meeting minutes of March 22, 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: 4-26-2022