

CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
May 24, 2022

The Fifth Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, May 24, 2022, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Anderson, Ms. Cann, Mr. Hinners, Mr. Kravitz, Mr. Phelps, Ms. Vilardo and Mr. Wood.

Ms. Vilardo, Chair, 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 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. The Chair asked for a motion to approve the April 26, 2022 Meeting Minutes. Mr. Anderson made the motion to approve the April 26, 2022 Meeting Minutes. The motion was seconded by Mr. Phelps and carried with Ms. Cann abstaining. The Clerk will certify the April 26, 2022 minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

STAFF REPORT ON SUBDIVISION CASES

The Preserves at Olive Branch - 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 Preserves at Olive Branch located in Batavia Township. The subject property, parcel 012008C006, is located on the east side of Amelia-Olive Branch Road, 750 feet north of Billingsley Drive, and 800 feet south of Barton Road in Batavia Township.

No one spoke in favor or in opposition to the project. Megan Bradford with Episcopal Retirement Services (ERS) spoke about their partnership in this development. The ERS will assist residents as the "community manager/service coordinator" arranging for in-home services.

Following some discussion, Mr. Anderson moved that the Planning Commission **approve** the design plan for The Preserves at Olive Branch located in Batavia Township subject to the following conditions:

1. All county and township departments' comments and conditions detailed in The Preserve at Olive Branch – Design Plan Review Letter dated May 18, 2022, be satisfactorily addressed.
2. Either a lift station or a low-pressure force main will be required to be provided on the plans.

3. The sewer main will be required to be extended from the 21" existing main located along Taylor Road. A detailed review of the lift station will determine if connecting to the 10" sewer main is possible.
4. Additional Right-of-Way may be needed for the proposed retaining wall along Amelia-Olive Branch Road.
5. 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 SUBDIVISION CASES

The Sanctuary at Deerfield Meadows Subdivision – Design Plan Miami Township

5:15 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the design plan for The Sanctuary at Deerfield Meadows Subdivision located in Miami Township. The properties, parcels 182404B028, 182404C016, 182404C040, and 182404H153, are located between Deerfield Road and State Route 131. The property borders Stonelick Township to the east and Goshen Township to the north.

Brian Elliff, Miami Township Zoning Administrator, Joe Farruggia, Applicant, and Jim Watson, Engineer for the project, spoke in favor of the project. Alan Margulies, a resident of the area, opposed the project. Mr. Margulies' property adjoins the proposed subdivision's property. He was not notified about the project. Mr. Watson apologized for the mistake as his firm sends out these notices. Mr. Margulies spoke against the project because of noise, and the geographic area that is disturbed will impact his pool.

Following the discussion, Ms. Vilardo asked for a motion. Mr. Hinners moved that the Planning Commission **approve** the design plan for The Sanctuary at Deerfield Meadows Subdivision located in Miami Township and subject to the following conditions:

1. All county and township departments' comments and conditions detailed in The Sanctuary at Deerfield Meadows – Design Plan Review Letter dated May 16, 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.

Mr. Kravitz seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 583

Miami Township

5:26 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Map Amendment Case 583 request to rezone parcel 182518G245 consisting of 7.92 +/- acres from I – Planned Industrial Park District (Case 574) to “New” I – Planned Industrial Park District. The property is located along the east bank of the Little Miami River on State Route 126 (Glendale-Milford Road). The property is located +/- 1,500 feet south of the State Route 126 / Little Miami Bridge to the north into Symmes Township, Hamilton County. The property has a current physical address of 70 State Route 126 Loveland, Ohio 45150.

Brian Elliff, Miami Township Zoning Administrator and Jeff Decker, were present for this case and spoke in favor of the project. No one appeared in opposition to the project.

Ms. Vilardo asked for a motion. Mr. Hinnners made a motion that the Planning Commission **recommend approval** of Miami Township Zoning Map Amendment Case 583 request to rezone parcel 182518G245 consisting of 7.92 +/- acres from I – Planned Industrial Park District (Case 574) to “New” I – Planned Industrial Park District with the following conditions:

1. The .84 acre portion from parcel 18-25-12G-123 will need to be consolidated into parcel 18-25-18G-245 before obtaining building permits;
2. All I – Planned Industrial Park District: 12.08 General Provision be addressed and adhered to;
3. Secure necessary right-of-way and access permit(s) from ODOT for any access to SR 126;
4. Sewer will need to be provided by an onsite sewer system or be extended by the developer.
5. Stormwater detention/retention will need to be provided for this development.

Mr. Anderson seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 584

Miami Township

5:45 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Map Amendment Case 584 request to rezone a 5.19 acres portion of two parcels 182402B042 (21.48 acres) and 182402B042A (0.04 acres) consisting of a total of +/- 21.52 acres from B-1

Neighborhood Business District with a PUD Planned Unit Development Overlay (Case 572) and R-2 – Residence District to B-1 Neighborhood Business District with a PUD Planned Unit Development Overlay. The properties are located along State Route 28 across from Easley Drive with the physical address of 1153 State Route 28 Milford, OH 45150.

Brian Elliff, Miami Township Zoning Administrator was present for this case and spoke in favor of the project. No one appeared in opposition to the project.

Ms. Vilardo asked for a motion. Ms. Cann made a motion that the Planning Commission **recommend approval** of Miami Township Zoning Map Amendment Case 584 to rezone a 5.19 acre portion of two parcels 182402B042 (21.48 acres) and 182402B042A (0.04 acres) consisting of a total of +/- 21.52 acres from B-1 Neighborhood Business District with a PUD Planned Unit Development Overlay (Case 572) and R-2 – Residence District to B-1 Neighborhood Business District with a PUD Planned Unit Development Overlay with the following conditions:

1. Secure necessary right-of-way and access permit(s) from ODOT for any access to SR 28.
2. Submit a dedication plat for the proposed right-of-way to the Department of Community & Economic Development.
3. Submit a lot-split application and survey for the proposed 5.19 acres portion to Permit Central to be reviewed concurrently with the proposed dedication plat.
4. All temporary dead-end streets shall conform to requirements established in the *Subdivision Street Design and Construction Standards for Clermont County*.
5. Receive confirmation from the Clermont County Water Resources regarding available public water and public sewer capacity.
6. Receive confirmation from the Clermont County Water Resources regarding public water and sewer and the need to be extended down the proposed street to serve the development.

Mr. Phelps seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Jackson Township Zoning Text Case ZC-2022-001

Jackson Township

6:01 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. It is a request to for “The addition of “C1 - Commercial District” to Article 15, Section 1520 (C): Location of PD Districts, Permitted Uses” within the Jackson Township Zoning Resolution.

The proposed changes to the Jackson Township Zoning Resolution include a modification to Article 15, Section 1520 (C) as follows:

PD-B. Property located in any District, as defined in the Zoning Resolution, may be rezoned to a PD-B District. Uses permitted in the “B1” **and “C1”** definitions shall be permitted in the PD-B District.

No one was present in favor or in opposition to this amendment.

Ms. Vilardo asked for a motion. Mr. Anderson moved that the Planning Commission **recommend approval** of Jackson Township Zoning Text Amendment Case ZC-2022-001 as initiated by the Jackson Township Zoning Commission. The motion was seconded by Ms. Cann and carried unanimously.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

None

As there was no further business brought before the Planning Commission, Ms. Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 6:07 p.m.

Isaac Anderson

Isaac Anderson, Vice 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 Administration Building, 101 East Main Street, Batavia, Ohio 45103 on May 24, 2022.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on June 28, 2022 and the meeting minutes of May 24, 2022 were approved and voted on in accordance with the laws of the State of Ohio at that meeting.

Gael Fawley

Gael Fawley, Clerk
Clermont County Planning Commission

Date: 6/28/22