



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON AUGUST 23, 2022

LELA ACRES SUBDIVISION REVISED DESIGN PLAN

- APPLICANT:** Tom Hoffman
586 Wards Corner Road
Loveland, OH 45140
- OWNER:** First Baptist Church of Mt. Repose
6088 Branch Hill Guinea Pike
Milford, OH 45150
- ENGINEER:** Mark D. Walker P.E., P.S.
M.D. Walker & Associates
6809 Main Street, #1064
Cincinnati, OH 45244
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Lela Acres Subdivision – Revised Design Plan
- LOCATION:** The Lela Acres Subdivision is located at the northeast intersection of Branch Hill-Guinea Road and SR 28 in Miami Township. *(PIN-184628D024)*
- HISTORY:** On November 9, 1960, Lela Acres Subdivision was recorded. *(PBL-0040)*
- On August 28, 2008, the First Baptist Church of Mt. Repose Inc. property (3.739 acres) was replatted with Lot 15B of Lela Acres Subdivision.

DEVELOPMENT PROPOSAL:

The Applicant, Mr. Tom Hoffman, is requesting the proposed Revised Design Plan of Lela Acres Subdivision, being a Replat of Lot 24 *(PIN 184628D024)*, creating a new 0.9387-acre Lot 24B.

The proposal allows the Owner, First Baptist Church of Mt. Repose, to sell the single-family structure in the back of the property to the applicant, leaving the remainder to stay with the church.

STAFF ANALYSIS:

Ordinarily, requests like this would be submitted through Clermont County Permit Central as a replat application. However, in this specific case, Planning Commission approval is needed to increase the total overall density of Lela Acres Subdivision by one lot.

Article IX, Section 903: Revision of Plat after Approval

No changes, erasures, modifications, or revisions shall be made in any plat of a subdivision after approval has been given by the Planning Commission, and endorsed in writing on the plat unless the said plat is first resubmitted to the Planning Commission. Minor revisions creating no increase in the number of approved lots may be administered by a representative approved by the Planning Commission.

Lela Acres Subdivision – Revised Design Plan appears to follow Miami Township Zoning Resolution standards for the “R-2” Residence District.

With the conditions detailed in the Lela Acres Subdivision – Revised Design Plan with a revised date of August 16, 2022, addressed, the revised design plan would appear to meet all of the subdivision design standards pertaining to *Article V, Clermont County Subdivision Regulations*.

Miami Township Comment(s):

- The current plan is a short flare at the 500’ mark to the panhandle. This modification does not appear to affect the zoning requirements not being met.

Clermont County Community & Economic Development Comment(s):

- All county and township departments’ comments and conditions detailed in the Lela Acres Subdivision – Revised Design Plan review letter dated August 15, 2022, be satisfactorily addressed.
- A “Replat” application must be submitted to Clermont County Permit Central to create the new 0.9387 acres parcel.
- Included in the “Replat” application, a detailed shared maintenance agreement for the proposed ingress/egress easement is required.
- Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.

The Clermont County Water Resources Department Comment(s):

- There is public water and sewer available for the proposed development.
- There appears to be a sewer lateral for the property in question.
- For the property to be split, the residence must have its own connection to the public sewer main.
- There is a water meter for the Church Property.
- The residence will require a water connection to the public water main.

The Clermont County Engineer's Office Comment(s):

- Correct the existing road names upon the plans. The official road name is Branch Hill-Guinea Road.
- A Lot Number needs to be provided for the proposed 0.9387 Acre Lot.
- Note upon the plans: No Direct Access to Branch Hill-Guinea Road from the proposed 0.9387 Acre Lot.
- The following easement needs to be provided upon the plans in favor of Lot 24 and the proposed 0.9387-acre lot: Ingress/Egress, Parking, Water, Sanitary Sewer, Utility, Etc...

Clermont Soil & Water Conservation District (S.W.C.D) Comments:

- No comments or conditions at this time.

STAFF RECOMMENDATION:

Based on Staff Analysis, request a motion to **APPROVE** the Lela Acres Subdivision – Revised Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the Lela Acres Subdivision – Revised Design Plan review letter with a revised date of August 16, 2022, be satisfactorily addressed.
2. Submit one (1) set of plans with an original stamp and signature to the Department of Community & Economic Development Planning Division.