



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 22, 2022

FISCHER SUBDIVISION REVISED DESIGN PLAN

- APPLICANT:** Randy Acklin
Grand Communities, LLC
3940 Olympic Boulevard, Suite 400
Erlanger, KY 41018
- OWNER:** Grand Communities, LLC
3940 Olympic Boulevard, Suite 400
Erlanger, KY 41018
- ENGINEER:** Sean McIntosh, P.E.
Cardinal Engineering
1 Moock Road
Wilder, KY 41071
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Fischer Subdivision – Revised Design Plan.
- LOCATION:** Fischer Subdivision is located on the south side of Branter Lane, 1560’ ft. east of Mt. Carmel Tobasco Road. Twelve Oaks Subdivision is located to the south. (*Parcel 414211.017*)
- HISTORY:** On May 20, 1955, Fischer Subdivision was recorded.

On September 23, 2022, a replat of Lots 13, 15, and 17 of Fischer Subdivision was recorded.

DEVELOPMENT PROPOSAL:

The Applicant, Grand Communities, LLC, is requesting the proposed Revised Design Plan of Fischer Subdivision, being a Replat of New Lot 17A (*PIN 414211.017*),

The proposal allows Grand Communities, LLC, to develop the property into two (+/- .366 ac.) lots.

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 Fischer 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.

Fischer Subdivision – Revised Design Plan appears to follow Union Township Zoning Resolution standards for the “R-2” Single Family Detached Structure Residential Zone.

With the conditions detailed in the Fischer Subdivision – Revised Design Plan, the plan would appear to meet all subdivision design standards in *Article V, Clermont County Subdivision Regulations*.

Union Township Comment(s):

- No comments or conditions at this time.

Clermont County Community & Economic Development Comment(s):

- A “Replat” application is required to be submitted to Clermont County Permit Central for County Review.

The Clermont County Water Resources Department Comment(s):

- No comments or conditions at this time.

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

- No comments or conditions at this time.

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 Fischer Subdivision – Revised Design Plan.