

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
January 24, 2023**

The First Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, January 24, 2023, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hinnners, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Mr. Phelps, Ms. Sullivan, 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.

APPROVAL OF MINUTES

Chair Vilardo asked if there were any questions, additions, or corrections to the minutes that were emailed to the members before the meeting. The Chair requested a motion. Ms. Cann motioned to approve the December 20, 2022, Meeting Minutes. The motion was seconded by Mr. Phelps and the motion carried. Mr. Lawrence abstained.

Ms. Partin, the Clerk, will certify the December 20, 2022, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Ms. Vilardo asked members of the audience and staff who would be giving testimony on any Planning Commission case to be sworn in.

STAFF REPORT ON SUBDIVISION CASES

The Reserve at Stone Pillars Farm – Revised Design Plan **Goshen Township**
5:02 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The staff's recommendation was to **approve** the revised design plan for The Reserve at Stone Pillars Farm located in Goshen Township. The revised plan proposes an increase to the total site area from 39.00 acres to 39.21 acres, one additional single-family lot (26 buildable lots), and a 1.83 acres (-39%) decrease to the overall open space. This decrease in the overall open space is directly related to the redesigned Open Space Lot 8, as the stormwater management pond's design has decreased. The open space's purpose is primarily designed for stormwater management, equestrian trails, and landscaping/entrance signage.

Nicholas Selhorst, Choice One Engineering, and Harry Holbert, Goshen Township, spoke in favor of the project. There was no one present in opposition to the case.

Ms. Vilardo asked for any discussion, and hearing none, she asked for a motion. Mr. Hinnners made a motion to approve The Reserve at Stone Pillars Farm – Revised Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in The Reserve at Stone Pillars Farm Review Letter dated November 16, 2022, and January 19, 2023, be satisfactorily addressed.
2. Ohio Department of Transportation Approval needs to be obtained for all improvements along State Route 48.
3. All proposed road names shall be submitted and reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
4. Submit one (1) plan set with an original stamp and signature to the Department of Community & Economic Development Planning Division.

Motion was seconded by Ms. Cann and carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

Pebble Grove - Design Plan

Goshen Township

5:13 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The staff's recommendation is to **approve** the design plan for Pebble Grove located in Goshen Township. The proposal is for 294 single-family residential lots on 113.43 acres with 45 acres (39.7%) of open space, with an overall project density of 2.59 dwelling units per acre.

Robert Hayes, Fischer Homes, and Harry Holbert, Goshen Township, spoke in favor of the project. Terri Corner, Bayer Becker, was also present in favor of the project. No one spoke in opposition to this project.

Ms. Cann asked if there were any concerns, in regard to fire safety, that there are only two ingresses and egress on a development this large? Mr. Holbert said that's why there are two entrances. Mr. Holbert has worked with Fischer Homes before and there was an issue before with only one entrance to a subdivision but this time Fischer Homes made sure that the plan has two entrances. Mr. Holbert said that the Goshen Township Fire Chief has reviewed this plan and is happy with it.

Following discussion, Ms. Vilardo asked for a motion for Pebble Grove – Design Plan. Mr. Kravitz made a motion to **approve** the Pebble Grove – Design Plan located in Goshen Township with the following conditions:

1. All county and township departments' comments and conditions detailed in Pebble Grove –Design Plan Review Letter dated January 19, 2023, be satisfactorily addressed.
2. The Ohio EPA and the Corps of Engineers should be contacted to see if Section 401/404 permits are required for the freshwater emergent wetland and Riverine located on parcel 112211I027.
3. All proposed road names shall be submitted and reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
4. Submit one (1) plan set with an original stamp and signature to the Department of

Community & Economic Development Planning Division.

The motion was seconded by Ms. Madsen and carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Zoning Case ZC-2023-001

Goshen Township

5:30 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** Goshen Township Zoning Map Amendment Case ZC-2023-001 request to rezone parcel 112207L245 consisting of +/- 2.17 acres from R-3 – Moderate-Density Single-Family Residential District to B-2 – General Business District. The property is located on the corner of Patricia Boulevard and SR 28. The subject property has a physical address of 6200 Patricia Boulevard, Goshen, OH 45140.

Chris Hinkle, Dryden Builders, and Harry Holbert, Goshen Township, spoke in favor of the project. Art Harden, Calibre Engineering, was also present in favor of the project. No one appeared in opposition to the project.

Ms. Vilardo asked for a motion. Mr. Hinners made a motion to approve Goshen Township Zoning Map Amendment Case ZC-2023-001 request to rezone parcel 112207L245 consisting of +/- 2.17 acres from R-3 Moderate-Density Single Family Residential District to B-2 General Business District with the following conditions:

1. A Traffic Impact Study is required to be completed and submitted to the Clermont County Engineer's Office for review.
2. Contact the Ohio Department of Transportation (ODOT) regarding potential impacts or access to SR 28
3. Adhere to Goshen Township Zoning Resolution and general development standards.

Ms. Cann seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Miami Township Zoning Case 585

Miami Township

5:41 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Miami Township Zoning Map Amendment Case 585 request to rezone parcel 172520D371 consisting of +/- 6.67 acres from R-1 – Residence District to RPUD – Residential Planned Unit Development. *To be an Addition to Primrose Creek – RPUD. The property is located east of Branch Hill Miami Road with proposed access future access to Conner Lane (Primrose Creek Subdivision).

Mr. Corbett presented to the Planning Commission a letter received from Brookstone Homes that addressed concerns related to the Primrose Creek subdivision expansion and its effects on two neighboring properties – specifically 6512 and 6514 Branch Hill Miamiville Road. Mr. Corbett said that the proposals in the letter will be added to the conditions in the staff's recommendation for approval.

Brian Elliff, Miami Township Zoning Administrator, Mark Walker, Walker & Associates, and Michael Lober, Clermont County Engineer Office, were present for this case and spoke in favor of the project. They answered any questions that Planning Commission members had. Two residents that were invited by Mr. Elliff, were present to hear the case and make sure their concerns are addressed.

Following discussion, Ms. Vilardo asked for a motion. Mr. Hinnners made a motion to approve **the** Miami Township Zoning Map Amendment Case 585 request to rezone parcel 172520D371 consisting of +/- 6.67 acres from R-1 Residence District to RPUD – Residential Planned Unit Development with the following conditions:

1. The proposed development must conform to all standards and regulations under Article V of the *Clermont County Subdivision Regulations*. A variance will be required for noncompliance with (Article V, Section 504, B(3))
2. Removal of existing residence on parcel 172520D371 before construction permits can be issued.
3. All proposed public streets need to be designed with the minimum rights-of-way width for local residential streets per the recommendation of the Clermont County Engineer's Office and shall conform to the requirements of the Subdivision Street Design and Construction Standards for Clermont County.
4. Determine the plausibility of extending the gravity sewer from the existing Primrose Creek Subdivision. No public sewer access is available along Branch Hill Miamiville Road.
5. Water Main is required to lope through Primrose Creek Subdivision from Branch Hill Guinea to Branch Hill Miamiville Road.
6. Brookstone Homes will provide a sanitary tap into the future purposed force main. The type and location of the tap will be decided by Brookstone Homes. The connection to the purposed force main and any additional work will be solely the responsibility of the adjoining property owners.
7. Brookstone Homes will maintain access during construction and restore any damage to the adjoining property owner's gravel driveway caused by the installation of the purposed force main. The restoration will begin if needed, once all work associated with the purposed force main is completed.

Mr. Phelps seconded the motion and it carried unanimously.

OLD/NEW BUSINESS

Taylor Corbett asked the Planning Commission members for volunteers to form a nominating committee to select a Chair, Vice-Chair, and Secretary for the current year as they are elected every March. Ms. Vilardo, Mr. Kravitz, and Ms. Sullivan volunteered to be nominating committee members. The committee will be prepared to propose a slate of officers for the March meeting.

Ms. Vilardo introduced Andrew “Andy” Lawrence to the Planning Commission as the newest member and as Commissioner David Painter’s alternate.

As no further business was brought before the Planning Commission, Ms. Vilardo asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 6:18 p.m.

Scott Kravitz

Scott Kravitz, Vice Chair


Darin Hanners

Darin Hanners, Secretary

Certificate as to the Minutes of the Clermont County Planning Commission

I, Sara Partin, certify that the above is a true transcript of the Minutes of the Clermont County Planning Commission meeting held at the Clermont County Engineer's Office Shared Conference Room, 2381 Clermont Center Drive, Batavia, Ohio 45103, on January 24, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on February 28, 2023, and the meeting minutes of January 24, 2023, were approved and voted on by the laws of the State of Ohio at that meeting.



Sara Partin, Clerk
Clermont County Planning Commission

Date: 2/28/2023