

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
February 28, 2023**

The Second Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, February 28, 2023, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Hinners, Mr. Kravitz, Mr. Lawrence, Ms. Madsen, Mr. Phelps, Ms. Sullivan, Mr. Wood, and Mr. Boso arrived at 5:12 p.m.

Mr. Kravitz, Chair, called the meeting to order at 5:01 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Chair Kravitz 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 January 24, 2023, Meeting Minutes. The motion was seconded by Mr. Phelps and the motion carried.

Ms. Partin, the Clerk, will certify the January 24, 2023, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Batavia Township Zoning Case B-01-23Z

Batavia Township

5:02 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Batavia Township Zoning Map Amendment Case B-01-23Z request to rezone a portion of parcel 032018A101 consisting of +/- 3.00 acres from R-3 0 Residence District B-2 – General Business District. The property is located at the northwest corner of SR 125 and Yelton Lane in Batavia Township.

Ms. Cann asked about the rezoning acres and Mr. Corbett using the map showed the planning commission members the approximately three acres that will be rezoned in the back of the parcel. Ms. Cann asked if all of this property will then be zoned as B-2 and Mr. Corbett said yes it will be.

Denise Kelley, Batavia Township Zoning Administrator was present for this case and spoke in favor of the project. She informed the planning commission that the R-3 and B-2 have existed for a long time. Ms. Cann asked Ms. Kelley if there is a plan for more buildings and Ms. Kelley said yes there are a lot more buildings planned for that southern part of the property. Ms. Kelley said that they have done a site plan review and it has been looked at as a conditional use. Mr. Corbett asked Ms. Kelley if she knows how many storage sites exist in Batavia Township. Ms. Kelley

does not know the exact number at this time but knows there are a lot in the township. Mr. Corbett said in the future they may want to consider putting a restriction on the number of storage facilities allowed in their township. Mr. Phelps asked if SR 125 is the frontage of the property even though the property access is off the side street. Mr. Corbett said yes, ODOT has restricted access for that and the property has to be accessed off of Yelton.

Following discussion, Mr. Kravitz asked for a motion. Ms. Cann made a motion to approve the Batavia Township Zoning Map Amendment Case B-01-23Z request to rezone parcel 032018A101 consisting of +/- 3.00 acres from R-3 Residence District to B-2 – General Business District with the following conditions:

1. Adhere to Article 7 and Article 38 of Batavia Township's Zoning Resolution.
2. Confer with the County Engineer's Office and ODOT relative to requiring traffic impact studies or any roadway improvements to SR 125 and Yelton Lane for the proposed developments.

Ms. Sullivan seconded the motion and it carried. Mr. Boso abstained.

OLD/NEW BUSINESS

Mr. Corbett spoke to the planning commission members about the David J. Allor Planning & Zoning Workshop on March 10, 2023. Mr. Corbett will be speaking at the event during the Sun and Wind session. Mr. Corbett asked that if any members are interested in attending to please let him or Ms. Partin know so that they can get them registered. Community and Economic Development will be covering the registration fees.

Ms. Cann asked Mr. Corbett if he was aware that the Clermont County Township Association is trying to have a meeting in April in Tate Township to discuss solar more. They are trying to get all the townships together to discuss it because there have been a lot of people upset and saying that the solar companies are buying up all the farmland around to put in solar. Mr. Corbett said that he has been making sure to invite the public in each township that they have presented the solar information so that the residents can ask their questions, express their opinion, and get the facts on solar fields.

Ms. Cann said that one of the things being said is the solar fields are following the power lines. Mr. Corbett said that after talking with one of the solar companies they do look at locations within three miles of a public utility line (a full power line). Ms. Cann said that another thing discussed in the townships is that the topsoil is being stripped and once that's done the land is no longer useful. Mr. Corbett said that our office has spoken with the Department of Agriculture about a property's viability after the solar fields are no longer there. The Department of Agriculture's answer is it depends on how they remediate the site. Mr. Corbett said that his hope for the future is the technological advances of the solar panels being much smaller and requiring a lot less acreage for the solar fields.

Ms. Cann asked that Mr. Corbett consider attending the meeting in April because the township association may want him there to help answer questions.

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 5:32 p.m.

Amy Vilardo

Amy Vilardo, Chair

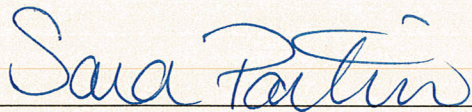
Scott Kravitz

Scott Kravitz, Vice Chair

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 February 28, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on March 28, 2023, and the meeting minutes of February 28, 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: 3/28/2023