

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
September 27, 2022**

The Ninth Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, September 27, 2022, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Boso, Mr. Painter, Mr. Hinnners, Mr. Kravitz, 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.

APPOINTMENTS

Ms. Vilardo asked members of the Clermont Planning Commission for volunteers to serve out Vice Chair Term of Mr. Anderson. Mr. Kravitz volunteered. Mr. Boso motioned Mr. Kravitz to serve the remaining term as Vice Chair till March 31, 2023. Mr. Wood seconded the motion, and it carried unanimously.

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. Mr. Kravitz motioned to approve the July 26, 2022, Meeting Minutes. The motion was seconded by Mr. Boso and carried unanimously.

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. Mr. Phelps motioned to approve the August 23, 2022, Meeting Minutes. The motion was seconded by Mr. Kravitz and carried unanimously.

Ms. Fawley, the Clerk, will certify the July 26, 2022, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Mr. Corbett, the Planner, will certify the August 23, 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

None

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Williamsburg Township Zoning Map Amendment Case ZC-02-22 Williamsburg Township
5:05 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Williamsburg Township Zoning Case ZC-02-22 to rezone two parcels 523505A028 (21.11 acres) & parcel 523505A105 (2.73 acres) consisting of +/- 23.84 acres from B1 – Neighborhood Business District to B-2 – General Business District

Mr. Daly, the Applicant and Owner was present and spoke in favor of this case. Mike Lober, Clermont County Engineer's Office, was present. There was no one in opposition to the case.

Following the discussion, Ms. Vilaro asked for a motion. Mr. Hinnars made the motion based on staff analysis to **recommend approval** of Williamsburg Township Zoning Case ZC-02-22 to rezone two parcels 523505A028 (21.11 acres) & parcel 523505A105 (2.73 acres) consisting of +/- 23.84 acres from B1 – Neighborhood Business District to B-2 – General Business District with the following conditions:

1. Before the Township grants a zoning certificate for either of the proposed uses on site, a revised site plan shall be submitted to the Township for review and conform to the site development standards under Article 10 of the *Williamsburg Township Zoning Resolution*.
2. All structures shall be surveyed, split off into separate platted parcels, and conforming to the Clermont County Subdivision Regulations and Williamsburg Township Zoning Resolution.
3. The existing driveway shall be upgraded to comply with the Clermont County Engineer's Office's commercial driveway standard.
4. ODOT shall also be consulted regarding potential impacts to the access onto SR 32.
5. Determine the available capacity for water and sewer services with Brown County Water.
6. Provide a Verification Letter regarding the on-site system from the Ohio EPA and Clermont County Public Health.
7. The proposed development shall meet all stated flood regulations.

The motion was seconded by Mr. Painter and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

None

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON DEDICATION PLATS

None

OLD/NEW BUSINESS

2022 Clermont County Subdivision Regulations Distribution & Overview

Taylor Corbett gave a brief overview of the distributed 2022 Clermont County Subdivision Regulations. The Clermont County Subdivision Regulations – 2022 Revisions have been posted to the Clermont County Planning website (<https://www.clermontcountyohio.gov/planning/>) for public review.

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. Meeting adjourned at 5:47 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, Taylor Corbett, 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 September 27, 2022.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on October 25, 2022, and the meeting minutes of September 27, 2022, were approved and voted on by the laws of the State of Ohio at that meeting.



Taylor Corbett, Planner
Clermont County Planning Commission

Date: 10-25-22