

**CLERMONT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
November 22, 2022**

The Eleventh Regular Meeting of 2022 of the Clermont County Planning Commission was held on Tuesday, November 22, 2022, at 5:02 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Cann, Mr. Kravitz, Mr. Phelps, Ms. Sullivan, Ms. Vilardo, and Mr. Wood.

Ms. Vilardo, Chair, called the meeting to order at 5:02 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 October 25, 2022, Meeting Minutes. The motion was seconded by Mr. Kravitz and the motion carried. Mr. Phelps and Ms. Sullivan abstained.

Mr. Corbett, the Planner, will certify the October 25, 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 VARIANCE CASES**

**Variance Case V-01-22 (Article V, Section 512 B)**

**Miami Township**

5:07 p.m.

Taylor Corbett presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed Variance Request V-01-22 (Article V, Section 512 B). The applicant's request is to allow the creation of two non-conforming parcels that will not meet the required legal road frontage minimum of 25 ft.

Following questions and discussions, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to **approve** Variance Request V-01-22 for the creation of two non-conforming parcels that will not meet the required frontage minimum of 25ft based upon the following condition:

1. The applicant shall provide appropriate documentation of a written, legally binding formal maintenance agreement between all property owners utilizing the existing shared ingress/egress utility easement. This agreement shall be produced before approval of the minor lot split application #458-2022.

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

**STAFF REPORT ON SUBDIVISION CASES**

**Fischer Subdivision – Revised Design Plan**

**Union Township**

5:15 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for Fischer Subdivision located on the south side of Branter Lane in Union Township. The Applicant, Grand Communities, LLC, is requesting the proposed revised design plan of Fischer Subdivision, being a Replat of Lot 17A. The proposal allows Grand Communities, LLC, to develop the property into two (+/- .366 ac.) lots.

Sean McIntosh, P.E., Cardinal Engineering, was present for this case. There was no one present in opposition to the case.

Ms. Vilardo asked for any discussion, hearing none, she asked for a motion. Ms. Cann made a motion to approve the Fischer Subdivision – Revised Design Plan. Motion was seconded by Mr. Kravitz and carried unanimously.

**STAFF REPORT ON SUBDIVISION CASES**

**The Reserve at Stone Pillars Farm - Design Plan**

**Goshen Township**

5:21 p.m.

Taylor Corbett presented the Staff Report for this subdivision case. The project is located in Goshen Township and includes parcels 112203I036, 112203I059 and 112203I257, situated between SR 48 to the north and Smith Road to the south. Staff's recommendation is to **approve** the design plan for The Reserve at Stone Pillars Farm.

Nicholas Selhorst, Choice One Engineering, and Harry Holbert, Goshen Township Administrator, were present for this case and spoke in favor of the project. No one spoke in opposition to this project.

Following discussion, Ms. Vilardo asked for a motion for The Reserve at Stone Pillars Farm – Design Plan. Mr. Phelps made a motion to **approve** The Reserve at Stone Pillars Farm – Design Plan located in Goshen Township 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, be satisfactorily addressed.
2. 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).
3. Submit one (1) set of plans with an original stamp and signature to the Department of Community and Economic Development Planning Division.

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

**OLD/NEW BUSINESS**

**Staff Introduction: Sara Partin – Executive Assistant**

Mr. Corbett introduced new staff member Sara Partin as the Executive Assistant at Clermont County Community and Economic Development.

**2022 Clermont County Subdivision Regulations: Recommendation Rescheduled**

The Clermont County Subdivision Regulations have been postponed until next month. The regulations are still being reviewed by the Prosecutor’s Office. Mr. Corbett has a completed highlighted version of the regulations and will email it to planning commission members prior to next month’s meeting.

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 5:41 p.m.

*Amy Vilardo*

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**Amy Vilardo, Chair**

*Scott Kravitz*

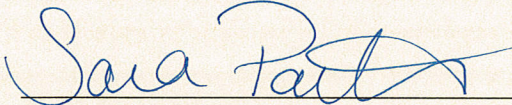
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**Scott Kravitz, Vice Chair**

**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 November 22, 2022.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on December 20, 2022, and the meeting minutes of November 22, 2022, were approved and voted on by the laws of the State of Ohio at that meeting.



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Sara Partin, Clerk  
Clermont County Planning Commission

Date: 12/20/2022