

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

The Third Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, March 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, 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 February 28, 2023, Meeting Minutes. The motion was seconded by Mr. Phelps and the motion carried.

Ms. Partin, the Clerk, will certify the February 28, 2023, 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 ZONING MAP AMENDMENT CASE

Goshen Township Case ZC-2023--003

Goshen Township

5:02 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Map Amendment Case ZC-2023-003 request to rezone two parcels 114313D012 and 114313D013 consisting of +/- 0.92 acres from B-1 – Local Business District to R-4 – Low-Density Attached Residential District. The purpose of the rezoning request is to allow for the construction of two duplexes on Valley Lane, with two shared driveways shown on the submitted site plan, each providing access for a one-car garage and space for one car to park.

The applicant, John Taylor, and his guest were present for this case and spoke in favor of the proposal. The staff report does have the incorrect zip code listed for this case, Mr. Corbett will correct it.

Following discussion, Ms. Vilardo asked for a motion. Mr. Hinners made a motion to approve the Goshen Township Zoning Map Amendment Case ZC-2023-003 request to rezone parcels 114313D012 and 114313D013 consisting of +/- 0.92 acres from B-1 Local Business District to R-4 – Low-Density Attached Residential District.

Ms. Madsen seconded the motion and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Ohio Township Zoning Case ZT-2023-001

Ohio Township

5:11 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **approve** Ohio Township Zoning Text Amendment Case ZT-2023-001 request to modify the Schedule of Dimensions of Area Regulations contained at the end of Article IV (no specific section number or designation). The amendment seeks to alter the setback requirement in the Park “P” District from a 35-foot setback on all sides (front yard depth, side yard depth, and rear yard depth) to a 5-foot setback on all sides exclusively for private campground use.

The staff report does need a correction; on page one change it from Ohio Township Planning Commission to Ohio Township Zoning Commission. Mr. Corbett will correct it. Ms. Cann questioned why it can’t be a minimum 10-foot setback instead of a minimum 5-foot setback for the side yard. Mr. Corbett said his recommendation is based on what was discussed at the Ohio Township Zoning Commission meeting. Mr. Phelps asked if this will be a single-story or multi-story. Les Smith, Ohio Township Zoning Inspector, was present for this case and said that this is a campground that started back in 1973.

Ms. Cann asked if the property floods since it is along the river. Ms. Corbett said yes and showed the planning commission members the flood plain on Clermont County GIS. Ms. Cann asked if the county allows homes to be built in floodplains. Mr. Corbett said that would be a state (OEPA) decision. Planning Commission members questioned if it is a good idea to allow this request. Mr. Corbett said this setback would help with restrictions to build. Les Smith said that there is no sewage on the property. Mr. Phelps said that he agrees with Ms. Cann that changing the minimum side yard setback from 5 feet to 10 feet and keeping the minimum front and rear yard setback at 35 feet would make it more agreeable. Mr. Corbett said he agrees with that revision.

Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve Ohio Township Zoning Text Amendment Case ZT-2023-001 request to modify the Schedule of Dimensions of Area Regulations contained at the end of Article IV (no specific section number or designation) with the following conditions:

1. The Schedule of Dimensions of Area Regulations contained at the end of Article IV can be modified to allow for a reduction in the Side Yard setback from 35 feet to 10 feet.

Schedule of Dimensions of Area Regulations							
	Max. Height of Buildings	Min. Lot Area	Max. % of Lot Area (Coverage)	Min. Lot Width at Building Line	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback
District (P)	35 Ft.	20,000	10%	0	35	35 10	35

Mr. Wood seconded the motion and the motion carried with 7 members voting yes and 1 member voting no.

OLD/NEW BUSINESS

On behalf of the nominating committee, Ms. Vilardo reported the following recommendations to the commission for the period of April 1, 2023 through March 31, 2024: Ms. Vilardo to be elected as Chair, Mr. Kravitz to be elected as Vice Chair, and Mr. Hinnners to be elected as Secretary. Chair Vilardo asked if there were any other nominations besides the recommendations from the Nominating Committee. Hearing none, Ms. Vilardo closed the nominations and asked for a motion to elect the slate as proposed. Ms. Cann moved that the slate of nominations be approved. The motion was seconded by Mr. Wood and carried.

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 5:33 p.m.

Amy Vilardo

Amy Vilardo, Chair

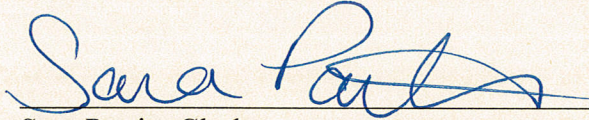
Scott Kravitz

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 March 28, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on April 25, 2023, and the meeting minutes of March 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: 4/25/2023