

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
APRIL 25, 2023**

The Fourth Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, April 25, 2023, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Boso, Ms. Cann, Mr. Hinners, Mr. Kravitz, Mr. Lawrence, 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. Mr. Hinners motioned to approve the March 28, 2023, Meeting Minutes. The motion was seconded by Ms. Cann, and the motion carried. Mr. Boso abstained.

Ms. Partin, the Clerk, will certify the March 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

Batavia Township Case B-04-23Z

Batavia Township

5:03 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-04-23Z request to rezone a portion of parcel 032019D195 consisting of +/- 18.28 acres from Agricultural District to Estate Residential District. The proposed purpose of the zone change would be to create nine, two-acre lots subdivision, with each lot having legal road frontage onto SR 222.

The applicant, Daron Farmer, and his guest Brooke Farmer were present for this case and spoke in favor of the proposal. The current property owners, Ed and Donna Kluba, were present and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Ms. Cann made a motion to approve the Batavia Township Zoning Map Amendment Case B-04-23Z request to rezone a portion of parcel 032019D195 consisting of +/- 18.28 acres from Agricultural District to Estate Residential District with the following conditions:

1. A complete Design Plan Application must be submitted to the Department of Community and Economic Development - Planning Division.

2. No driveway will be permitted within 495 feet of the curve/intersection along the east/west portion of SR 222.
3. The 2.13 acre lot on the corner is allowed to have a driveway along the north/south portion of SR 222 at the northern property line, but it must also share access with the adjacent 2.00 acre lot.
4. The lots along SR 222 must have shared access between two lots, and individual access will not be permitted.
5. All shared access easements and driveway locations must be clearly indicated on the survey and split documentation.
6. The proposed driveway locations/access easements must be shown on the graphic provided with the staff report.

Mr. Boso seconded the motion, and it carried unanimously.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Goshen Township Case ZC-2023-004

Goshen Township

5:17 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-2023-004 requesting a Major Modification to PD District (Heritage Woods P.U.D.) to permit a revised plan to subdivide the remaining parcel 112209E069 consisting of +/- 38.51 acres into six lots exceeding 5 acres.

The applicant, Richard Stumpf, was present for this case and spoke in favor of the proposal. Two residents of the Heritage Woods Subdivision, Joan and Glen Iarussi, were present and spoke of their concerns with this proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Boso made a motion to approve the Goshen Township Zoning Map Amendment Case ZC-2023-004 requesting a Major Modification to PD District (Heritage Woods P.U.D.) to permit a revised plan to subdivide the remaining parcel 112209E069 consisting of +/- 38.51 acres into six lots exceeding 5 acres with the following conditions:

1. The future Design Plan shall meet the requirements under the Clermont County Subdivision Regulations as it pertains to Article VII, Section 704.

Ms. Cann seconded the motion, and it carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Batavia Township Zoning Case B-03-23Z

Batavia Township

5:46 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff's

recommendation was to **approve** Batavia Township Zoning Text Amendment Case B-03-23Z request to add definitions for wind and solar energy uses, modify Sec. 7.17, 7.29, 7.30, 9.05, 40.10, and add changes to Article 36 Planned Development.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve Batavia Township Zoning Text Amendment Case B-03-23Z as initiated by the Batavia Township Board of Trustees.

Mr. Wood seconded the motion, and the motion carried unanimously.

OLD/NEW BUSINESS

Mr. Corbett informed the Planning Commission members that he will be leaving Clermont County on 04/28/2023. He will be starting with Batavia Township on 05/01/2023. Mr. Corbett introduced Assistant County Administrator Greg Bickford, who will act as interim Planner until the position is filled.

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 6:00 p.m.

Amy Vilardo

Amy Vilardo, Chair

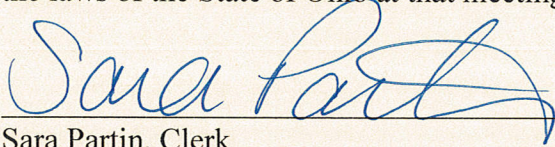
Scott Kravitz

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 April 25, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on May 23, 2023, and the meeting minutes of April 25, 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: 5/23/2023