

**CLERMONT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MAY 23, 2023**

The Fifth Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, May 23, 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, 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 April 25, 2023, Meeting Minutes. The motion was seconded by Mr. Hinners, and the motion carried. Ms. Madsen abstained.

Ms. Partin, the Clerk, will certify the April 25, 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**

**Tate Township Case 104RW2023**

**Tate Township**

5:03 p.m.

Greg Bickford presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Tate Township Zoning Map Amendment Case 104RW2023 request to rezone a parcel 323023E055 of +/- 1.119 acres from R-1 Residence to C-3 Commercial.

The applicant, Brandon Smith, was present for this case and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Ms. Madsen made a motion to approve the Tate Township Zoning Map Amendment Case 104RW2023 request to rezone parcel 323023E055 +/- 1.119 acres from R-1 Residence to C-3 Commercial with the following conditions:

1. Final Development of the site is subject to the approval of Tate Township for any variances requested.
  - As submitted, the following variances will be required:
    - Approval of the side yard setback for the proposed pole barn located on the west side of the property.
    - Approval of the front yard setback for the existing building.



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

**STAFF REPORT ON ZONING TEXT AMENDMENT CASE**

**Wayne Township Zoning Case WTZC-2023-001**

**Wayne Township**

5:10 p.m.

Greg Bickford presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **approve** Wayne Township Zoning Text Amendment Case WTZC-2023-001 request to modify Wayne Township Zoning Resolution as follows:

- Article 18, Section 18.12 (C)
- Article 2, Definitions
- Article 26, Section 26.5, Administrative Process – (3.A), (3.B), (3.C)
- Article 18, Section 18.26

The applicant, Allen Carrier, was present for this case and spoke in favor of the proposal. Teresa Hinnars, Wayne Township Trustee, was present and spoke, as a resident, against the case.

Following a discussion of concerns about several of the modifications, Ms. Vilardo asked Mr. Bickford if he would like to amend his recommendation. Mr. Bickford said that after these concerns have been brought to him at this meeting, he is amending his recommendation to deny the case.

Ms. Vilardo asked for a motion. Ms. Cann made a motion to deny all modifications in Wayne Township Zoning Text Amendment Case WTZC-2023-001.

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

**OLD/NEW BUSINESS**

5:40 p.m.

Amanda Best with Clermont County Soil and Water Conservation District (SWCD) provided the Planning Commission with information about services offered by Clermont SWCD. She asked them to complete a questionnaire to better understand the needs of our residents and community members.

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 5:46 p.m.

*Amy Vilardo*

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**Amy Vilardo, Chair**

*Scott Kravitz*

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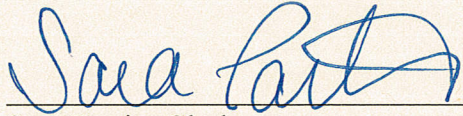
**Scott Kravitz, Vice Chair**



**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 May 23, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on June 27, 2023, and the meeting minutes of May 23, 2023, 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: 6/27/2023