

**CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
JUNE 27, 2023**

The Sixth Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, June 27, 2023, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Boso, Ms. Cann, Mr. Hinnners, Mr. Phelps, Ms. Sullivan, and Mr. Wood.

Mr. Hinnners, Acting Chair, called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Chair Hinnners 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 May 23, 2023, Meeting Minutes. The motion was seconded by Ms. Sullivan, and the motion carried. Mr. Boso and Mr. Phelps abstained.

Ms. Partin, the Clerk, will certify the May 23, 2023, minutes as a true transcript of the meeting and that a quorum was present to approve the minutes.

Mr. Hinnners 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

Jackson Township Zoning Case

Jackson Township

5:05 p.m.

Greg Bickford presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **deny** the Jackson Township Zoning Map Amendment Case request to change from "A-1" Agriculture to "B-1" Retail Business for the following reasons:

- Inconsistency with the Goals and Objectives required from the 2008 Land Use Plan. Specifically, Goal 1 which addresses the need for the protection of the rural character of Jackson Township. The development as proposed abuts large tract residential uses without proper buffering and screening. In addition, the location of the proposed development could be considered spot zoning, as previously held by the Courts in 1994, since it does not connect to any commercially planned or developed area.
- Inconsistency with the 2008 Land Use Plan, Policy Area 2. Specifically, the plan recommends a neo-traditional concept that introduces the idea of a small town/village atmosphere. The proposal, as submitted, does not achieve that goal, and it does not seek compatibility with a small-town feel through its design or site layout.
- Encroachment of a business use into an existing rural residential area without adequate screening and buffering as described in the 2008 Land Use Plan.
Comments Related to the Site Plan

- The proposal details a 6' tall fence in an area that already contains a wooded area. The construction of the fence would remove most of the natural screen and would not be consistent with the Zoning Resolution and 2008 Land Use Plan for evaluation of a Zoning Map Amendment.
- Section 385 of the Zoning Resolution states that “any uses specifically not mentioned in this resolution shall be assumed prohibited.” The use of a general merchandise store is not specifically specified in the “B-1” district and could require a conditional use approval if the property in question was previously zoned business or commercial
- A variance would be required from the Board of Zoning Appeals for the number of parking spaces. Allowing a zoning map amendment based on a specific plan is inconsistent with the 2008 Land Use Plan.

The applicant, Jeff Lanningly, Carter Commercial Real Estate, was present for this case and spoke in favor of the proposal. Joe Speeg was also present for this case in support of the proposal.

Jackson Township residents Felicia Lawson, Brad Yarmark, and Mary Taylor were present and spoke against the proposal.

Following discussion, Mr. Hinnners asked for a motion. Ms. Cann made a motion to deny the Jackson Township Zoning Map Amendment Case request to change from “A-1” Agriculture to “B-1” Retail Business, including all staff recommendations.

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

Ms. Cann recused herself from the room at 5:27pm.

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Pierce Township Zoning Case

Pierce Township

5:28 p.m.

Greg Bickford presented the Staff Report for this zoning text amendment case. Staff’s recommendation was to **approve** the Pierce Township Zoning Text Amendment Case request to modify Pierce Township Zoning Resolution as follows:

- Use Tables defining permitted, unpermitted, and conditional land uses, including conditions associated with said uses.

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

Following a discussion of concerns about several of the modifications, Mr. Hinnners asked for a motion. Mr. Boso made a motion to approve Pierce Township Zoning Text Amendment Case request to modify the Pierce Township Resolution.

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

Ms. Cann returned to the meeting at 5:31pm.

STAFF REPORT ON ZONING MAP AMENDMENT CASE

Wayne Township Zoning Case WTZC-2023-005

Wayne Township

5:31 p.m.

Greg Bickford presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Wayne Township Zoning Map Amendment Case request to rezone a proposed parcel that would be split from 473404E010 consisting of 2.500 gross acres from "AR" Agricultural Residential to "GB" General Business. As a further recommendation to the Wayne Township Board of Trustees, Clermont County staff recommends that the Township review the 2017 Land Use plan specifically targeting this area.

The applicant, Jeff Lanningly, Carter Commercial Real Estate, was present for this case and spoke in favor of the proposal. Al Carrier was also present for this case in support of the proposal.

Following discussion, Mr. Hinnners asked for a motion. Mr. Phelps made a motion to approve the Wayne Township Zoning Map Amendment Case request to rezone a proposed parcel that would be split from 473404E010 consisting of 2.500 gross acres from "AR" Agricultural Residential to "GB" General Business, including all staff recommendations.

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

OLD/NEW BUSINESS

5:36 p.m.

Mr. Bickford informed the Planning Commission that a new Planner has been hired. Leonard Kendall will start 07/10/2023 and will be at the next Planning Commission meeting in July.

As no further business was brought before the Planning Commission, Mr. Hinnners asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. The meeting adjourned at 5:38 p.m.

Amy Vilardo

Amy Vilardo, Chair

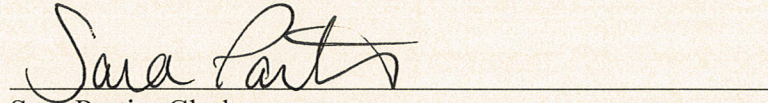
Scott Kravitz

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 June 27, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on July 25, 2023, and the meeting minutes of June 27, 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: 7/25/2023