

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

The Seventh Regular Meeting of 2023 of the Clermont County Planning Commission was held on Tuesday, July 25, 2023, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Mr. Boso, Ms. Cann, Mr. Hinnners, Mr. Kravitz, Mr. Lawrence, Mr. Phelps, Ms. Sullivan, and Ms. Vilardo.

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 June 27, 2023, Meeting Minutes. The motion was seconded by Mr. Boso, and the motion carried. Mr. Kravitz, Mr. Lawrence, and Ms. Vilardo abstained.

Ms. Partin, the Clerk, will certify the June 27, 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

Miami Township Zoning Case 589

Miami Township

5:03 p.m.

Leonard Kendall presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **approve** the Miami Township Zoning Map Amendment Case request to rezone a split-zoned parcel 182403E039 consisting of +/- 36.466 acres from I-Planned Industrial and B-2 General Business to R-3 w/ RPUD Overlay with the following conditions:

- Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

The applicant, Greg Thurman, Redwood USA, LLC, was present for this case and spoke in favor of the proposal.

Following discussion, Ms. Vilardo asked for a motion. Mr. Boso made a motion to approve the Miami Township Zoning Map Amendment Case request to rezone a split-zoned parcel 182403E039 consisting of +/- 36.466 acres from I-Planned Industrial and B-2 General Business to R-3 w/ RPUD Overlay, including all staff recommendations.

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

STAFF REPORT ON ZONING TEXT AMENDMENT CASE

Goshen Township Zoning Case ZC-2023-005

Goshen Township

5:10 p.m.

Leonard Kendall presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Text Amendment Case as to form of the Goshen Township Text Amendments as submitted.

The Goshen Township Consultant, Liz Fields, McBride Dale Clarion, was present for this case and available for questions.

Following discussion, Ms. Vilardo asked for a motion. Mr. Hinnners made a motion to approve Goshen Township Zoning Text Amendment Case request as to the form of the Goshen Township Text Amendments as submitted.

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

STAFF REPORT ON VARIANCE CASES

Variance Case V-01-23

Batavia Township

5:14 p.m.

Leonard Kendall presented the Staff Report for this variance case. Staff's recommendation was to **approve** the proposed Variance Request V-01-23. 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. Phelps made a motion to approve Variance Request V-01-23 for the creation of two non-conforming parcels that will not meet the required frontage minimum of 25ft based upon the following condition:

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

OLD/NEW BUSINESS

5:20 p.m.

Mr. Kendall introduced himself to the Planning Commission as the new Planner for Clermont County.

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 5:20 p.m.

Amy Vilardo

Amy Vilardo, Chair

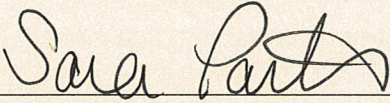
Scott Kravitz

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 July 25, 2023.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on August 22, 2023, and the meeting minutes of July 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: 8/22/2023