

CLERMONT COUNTY PLANNING COMMISSION
APRIL REGULAR MEETING
April 24, 2012

The Fourth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, April 24 2012 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Boso, Ms. Cann, Mr. Carter, Ms. Fiscus, Mr. Gorman, Mr. Hoffman, Mr. Kay, and Mr. Thaxton. The meeting was called to order at 5:00 P.M. by Chairman Hoffman with the Pledge of Allegiance to our Flag.

APPROVAL OF MINUTES:

Chairman Hoffman asked if there were any questions, additions or corrections to the March 27, 2012 Meeting Minutes that had been mailed to the members prior to the meeting. Mr. Hoffman made a motion to approve the March 27, 2012, asking those who were not in attendance to abstain, seconded by Mr. Anderson, Ms. Cann, Ms. Fiscus, Mr. Gorman and Mr. Kay abstained. Motion approved by acclamation.

OLD BUSINESS / NEW BUSINESS:

None

STAFF REPORT ON SUBDIVISION CASES

Terrace Ridge Revised Design Plan - Union Twp. _____ **Miami View Properties**
5:03 p.m.

Adele Evans presented the Staff Report for this subdivision case. Staff's recommendation was to **recommend approval** of the proposed revised design plan with the following conditions:

1. All comments received by Clermont County reviewing agencies need to be satisfied.
2. Union Township Zoning Comment 1 needs to be satisfied.
3. Union Township Zoning Comment 2 needs to be satisfied, contingent upon a design exception being granted by the Clermont County Engineer.

Mark Walker, Professional Engineering Group, LLC, and Cory Wright, Union Township Zoning were present for this case.

Following discussion between the Planning Commission and Mr. Walker, Mr. Carter moved that the Planning Commission **approve** the requested revised design plan, per staff's recommendation and conditions along with an additional condition to be noted:

4. It is noted that the Subdivision Regulations do not permit grades in excess of 12%. If a grade in excess of 12% is requested, it will require that a variance be approved by the Planning Commission.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Pierce Township Zoning Case 2012-005 **Pierce Twp. Zoning Commission**
5:20 p.m.

Adele Evans presented the Staff Report for this zoning text amendment case. Staff’s recommendation was to **recommend approval** of the proposed text amendment.

David Elmer, Pierce Township Administrator, was present for this case.

Following short discussion, Mr. Kay moved that the Planning Commission recommend to Pierce Township **approval** of Pierce Township Zoning Case 2012-005, per staff’s recommendation, seconded by Mr. Boso, and carried unanimously.

STAFF REPORT ON ZONING AMENDMENT CASES

Union Township Zoning Case 1-12-Z **Union Twp. Trustees**
5:22 p.m.

Adele Evans presented the Staff Report for this zoning case. Staff’s recommendation was to **recommend approval** of the proposed zone change with the following condition:

1. Any additional comments received from the Clermont County Water Resources Department and the Clermont County Engineer will need to be addressed.

Cory Wright, Union Township Zoning, was present for this case.

Following discussion, Mr. Thaxton moved that the Planning Commission recommend to Union Township **approval** of Union Township Zoning Case 5-12-Z, per staff’s recommendation, seconded by Ms. Fiscus, and carried unanimously.

5:31

Adele Evans presented the Staff Report for this zoning case. Staff's recommendation was to **recommend approval** of the Major Amendment to the existing Planned Development with the following condition:

1. Comments received from the Water Resources Department and Clermont County Engineer's Office need to be satisfied.

Denise Kelley, Batavia Township Zoning Administrator and Jonathan Woche, Batavia Township Planning Consultant were present for this case.

There was discussion between the Planning Commission, Ms. Kelley and Mr. Woche concerning density and open space.

Following discussion, Mr. Carter moved that the Planning Commission recommend to Batavia Township **approval** of Batavia Township Zoning Case B-01-12Z PD, per staff's recommendation, seconded by Mr. Boso, and carried unanimously.

COMMITTEE REPORTS

Mr. Boso addressed the Planning Commission members concerning his position on the OKI Board of Trustees and the need for an alternate. Ms. Fiscus expressed her interest.

A motion to appoint Ms. Fiscus as alternate was made by Mr. Hoffman, seconded by Mr. Kay, motion carried by acclamation.

As there was no further business brought before the Planning Commission, the meeting was adjourned at 6:00 pm.

Richard Hoffman, Chairman

Mark P. Carter, Vice Chairman