

**CLERMONT COUNTY PLANNING COMMISSION  
DECEMBER REGULAR MEETING  
December 17, 2013**

The Tenth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, December 17, 2013 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 and Mr. Rouster. The meeting was called to order at 5:00 P.M. by Chairman Hoffman with the Pledge of Allegiance to our Flag.

Chairman Hoffman asked members of the audience and staff who would be speaking on behalf of the Planning Commission or on a case to stand and be sworn in.

**APPROVAL OF MINUTES:**

Chairman Hoffman asked if there were any questions, additions or corrections to the October 22, 2013 Meeting Minutes that had been mailed to the members prior to the meeting. Chairman Hoffman asked for a motion to approve the October 22, 2013 Meeting Minutes. Mr. Anderson made the motion to approve the minutes, seconded by Ms. Cann, with Ms. Fiscus abstaining. Motion carried unanimously. Mr. Boso joined the meeting at this time.

**OLD BUSINESS/NEW BUSINESS:**

Adele Evans addressed a question from the October meeting regarding Home Occupation Permits. Eleven townships have regulations and fees associated with Home Occupation.

**STAFF REPORT ON SUBDIVISION CASES**

Vista Meadows Subdivision Time Extension Batavia Township  
5:05 p.m.

Mr. Hoffman excused himself from the meeting explaining that he is the developer of this subdivision and for that reason he recused himself at this point.

Ashley Combs presented the Staff Report for this subdivision case. Staff's recommendation was approval of the Vista Meadows Subdivision time extension request in Batavia Township.

Ms. Fiscus moved that the Planning Commission approve the Vista Meadows Subdivision time extension request, per staff's recommendation, seconded by Mr. Gorman and carried unanimously.

Eastgate Marketplace Union Township  
5:11 p.m.

Mr. Hoffman rejoined the meeting at this time.

Ashley Combs presented the Staff Report for this subdivision case. Staff's recommendation was **approval** of the Eastgate Marketplace Subdivision in Union Township.

Greg Malone of Eastgate Marketplace and Cory Wright of Union Township were present for the case. Following a brief discussion, Ms. Cann moved that the Planning Commission approve the Eastgate Marketplace Subdivision, per staff's recommendation, seconded by Mr. Boso and carried unanimously.

**Belle Meadows Subdivision** **Miami Township**

5:15 p.m.

Mr. Hoffman advised the Commission per an opinion from the Clermont County Prosecutor's office that he would not vote or be a part of any discussion and deliberation on this item, but would still chair the meeting.

Ashley Combs presented the Staff Report for this subdivision case. Staff's recommendation was **approval** of the Belle Meadows Subdivision in Miami Township.

After a brief discussion, Mr. Carter moved that the Planning Commission approve the Belle Meadows Subdivision, per staff's recommendation, seconded by Ms. Fiscus and carried unanimously.

**Reserves at Fox Hollow Subdivision** **Miami Township**

5:17 p.m.

Ashley Combs presented the Staff Report for this subdivision case. Staff's recommendation was **approval** of the Reserves at Fox Hollow Subdivision in Miami Township.

Doug Smith of McGill, Smith, Punshon, Joe Farrugia of Beavercreek Development and Lou Etheridge of Miami Township were present for this case.

Mr. Boso moved that the Planning Commission approve the Reserves at Fox Hollow Subdivision, per staff's recommendation, seconded by Ms. Fiscus and carried unanimously.

**VARIANCE CASES**

None

**STAFF REPORT ON ZONING CASES**

None

**STAFF REPORT ON ZONING TEXT AMENDMENTS**

**Union Township Case # 2-13-T** **Union Township**

5:22 p.m.

Ashley Combs presented the Staff Report for this zoning text amendment. Staff **recommended approval** of the proposed text amendment to the Union Township Zoning Resolution, as initiated by the Union Township Board of Trustees. Cory Wright, Zoning Administrator for Union Township was present for this case.

Following discussion between the Planning Commission and Mr. Wright, Mr. Carter moved that the Planning Commission **recommend approval** to Union Township Text Amendment Case # 2-13-T, per staff's recommendation, seconded by Ms. Cann and carried unanimously.

### **STAFF REPORT ON ZONING MAP AMENDMENTS**

Franklin Township Case #12-01-13                      Proposed Change from Agricultural to Planned Development                      Franklin Township

5:31 p.m.

Adele Evans presented the Staff Report for this zoning map amendment. Staff **recommended approval** of the proposed map amendment to rezone 10.42 acres from "A" Agricultural to "PD" Planned Development to the Franklin Township Zoning Resolution, as initiated by the Applicant Steven J. Klein.

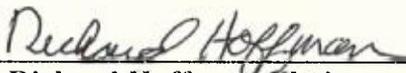
Jay Bennett, attorney for Healthcare Venture Partners and Scott Webb, architect for the project were present for this case.

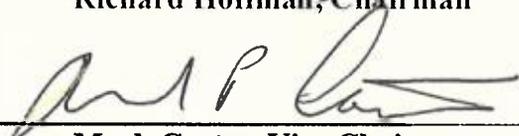
Following a brief discussion, Mr. Boso moved that the Planning Commission **recommend approval** of the Franklin Township Map Amendment Case #12-01-13, per staff's recommendation with conditions, seconded by Mr. Rouster and carried unanimously.

### **COMMITTEE REPORTS**

None

As there was no further business brought before the Planning Commission, Chairman Hoffman asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:45 p.m.

  
Richard Hoffman, Chairman

  
Mark Carter, Vice Chairman