CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
January 27, 2026

The First Regular Meeting of 2026 of the Clermont County Planning Commission was held on Tuesday, January 27, 2026, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Vilardo, Mr. Kravitz, Mr. Schultz, Ms. Cann, Ms. Sullivan, and Mr. Lawrence.

Ms. Vilardo, Chair, called the meeting to order at 5:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES
Ms. Vilardo asked if there were any questions, additions, or corrections to the minutes that were emailed to the members before the meeting. Ms. Vilardo requested a motion. Mr. Schultz motioned to approve the December 16, 2025, Meeting Minutes. The motion was seconded by Ms. Cann, and the motion carried with Mr. Lawrence and Ms. Vilardo abstaining.

Ms. Willenbrink-Talley, the Clerk, will certify the December 16, 2025, 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 TEXT AMENDMENT CASE
Goshen Township Text Amendment Case ZC-2026-001 Goshen Township
5:03 p.m.

Drew DeMarsh presented the Staff Report for this text amendment case. Staff's recommendation was to **approve** the Goshen Township Zoning Text Amendments as submitted.

Following discussion, Ms. Vilardo asked for a motion. Ms. Cann made a motion to approve the Goshen Township Zoning Text Amendments as submitted.

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

STAFF REPORT ON VARIANCE CASE
Grove Park Variance Case V-01-26
5:10 p.m.

Drew DeMarsh presented the Staff Report for this variance case. Staff's recommendation was to **approve** the variance case V-01-26 to allow the cul-de-sac to serve thirty-one (31) residential lots, one (1) more lot than is permitted by Article V, Section 504.B.3 of the *Clermont County*

Subdivision Regulations due to the applicant meeting the requirements outlined for a variance in Article IX, Section 908 of the *Regulations*.

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the variance case V-01-26 to allow the cul-de-sac to serve thirty-one (31) residential lots, one (1) more lot than is permitted by Article V, Section 504.B.3 of the *Clermont County Subdivision Regulations* due to the applicant meeting the requirements outlined for a variance in Article IX, Section 908 of the *Regulations*.

Ms. Cann seconded the motion, and it carried unanimously.

STAFF REPORT ON TEXT AMENDMENT CASE
Miami Township Design Plan – Grove Park Subdivision Miami Township
5:17 p.m.

Drew DeMarsh presented the Staff Report for this Design Plan case. Staff's recommendation was to **approve** the Grove Park– Revised Design Plan with the following conditions:

1. All county and township departments' comments and conditions be satisfactorily addressed.

2. 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.

Following discussion, Ms. Vilardo asked for a motion. Mr. Lawrence made a motion to approve the Grove Park – Revised Design Plan including all staff recommendations

Ms. Sullivan seconded the motion, and it carried unanimously.

OLD/NEW BUSINESS

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 5:34 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, Gretchen Willenbrink-Talley, 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 January 27, 2026.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on March 24, 2026, and the meeting minutes of January 27, 2026, were approved and voted on by the laws of the State of Ohio at that meeting.

Gretchen Willenbrink-Talley, Clerk
Clermont County Planning Commission

Date: 3/24/26