CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
April 28, 2026

The Third Regular Meeting of 2026 of the Clermont County Planning Commission was held on Tuesday, April 28, 2026, at 5:00 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Vilardo, Mr. Kravitz, Mr. Schultz, Ms. Sullivan, Mr. Phelps, Mr. Hinners, 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. Kravitz motioned to approve the March 24, 2026, Meeting Minutes. The motion was seconded by Mr. Lawrence, and the motion carried with Mr. Hinners abstaining.

Ms. Willenbrink-Talley, the Clerk, will certify the April 24, 2026, 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-2026-005 Goshen Township

5:02 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. Mr. Kravitz made a motion to approve the Goshen Township Zoning Text Amendments as submitted

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

STAFF REPORT ON TEXT AMENDMENT CASE
Stonelick Township Text Amendment Case 761 Stonelick Township
5:05 p.m.

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

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

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

STAFF REPORT ON MAP AMENDMENT CASE
Williamsburg Township Map Amendment Case ZC-2026-001 Williamsburg Township
5:07 p.m.

Drew DeMarsh presented the Staff Report for this Map Amendment case. Staff's recommendation was the TABLING of Williamsburg Township Zoning Map Amendment Case ZC 2026-1 and its request to amend the zoning designation of the subject property parcel (PIN 523508A112) consisting of +/- 8.00 acres from the "A" Agriculture District to "I" Industrial District for the purpose of developing a storage facility with 187 stalls.

Following discussion, Ms. Vilardo asked for a motion. Mr. Schultz made a motion to table the Williamsburg Township Zoning Map Amendment Case ZC 2026-1 and its request to amend the zoning designation of the subject property parcel (PIN 523508A112) consisting of +/- 8.00 acres from the "A" Agriculture District to "I" Industrial District for the purpose of developing a storage facility with 187 stalls.

Ms. Sullivan seconded the motion, and the motion did not carry.

Ms. Vilardo asked for any additional motions. Mr. Phelps made a motion to deny the Williamsburg Township Zoning Map Amendment Case ZC 2026-1 and its request to amend the zoning designation of the subject property parcel (PIN 523508A112) consisting of +/- 8.00 acres from the "A" Agriculture District to "I" Industrial District for the purpose of developing a storage facility with 187 stalls.

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

STAFF REPORT ON MAP AMENDMENT CASE
Williamsburg Township Map Amendment Case ZC-2026-002 Williamsburg Township
5:21 p.m.

Drew DeMarsh presented the Staff Report for this Map Amendment case. Staff's recommendation was the TABLING of Williamsburg Township Zoning Map Amendment Case ZC 2026-2 and its request to amend the zoning designation of the subject property parcel (PIN 523508D030) consisting of +/- 3.22 acres from the "A" Agriculture District and "R-2" One and Two Family Residence District to "PUD", Planned Unit Development District for the purpose of developing 5 total structures of 14 total housing units.

Carl Hartman, Tyler Gibbs, and Sherry Jordan spoke in favor of the zoning map amendment.

Following discussion, Ms. Vilardo asked for a motion. Mr. Lawrence made a motion to table the Williamsburg Township Zoning Map Amendment Case ZC 2026-2 and its request to amend the zoning designation of the subject property parcel (PIN 523508D030) consisting of +/- 3.22 acres from the "A" Agriculture District and "R-2" One and Two Family Residence District to "PUD", Planned Unit Development District for the purpose of developing 5 total structures of 14 total housing units.

Mr. Schultz seconded the motion, and the motion did not carry.

Ms. Vilardo asked for any additional motions. Mr. Lawrence made a motion to approve the Williamsburg Township Zoning Map Amendment Case ZC 2026-2 and its request to amend the zoning designation of the subject property parcel (PIN 523508D030) consisting of +/- 3.22 acres from the "A" Agriculture District and "R-2" One and Two Family Residence District to "PUD", Planned Unit Development District for the purpose of developing 5 total structures of 14 total housing units.

Mr. Kravitz seconded the motion, and it carried with 5 members voting yes and 1 member voting no.

STAFF REPORT ON DESIGN PLAN CASE
Stonelick Ridge Design Plan **Batavia Township**
5:40 p.m.

Drew DeMarsh presented the Staff Report for this Design Plan case. Staff's recommendation was to approve the Stonelick Ridge – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in the staff report be satisfactorily addressed.

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

Dan Griffen, Doug Smith, and Taylor Corbett spoke in favor of the project.

Following discussion, Ms. Vilardo asked for a motion. Mr. Hinners made a motion to approve the Stonelick Ridge – Design Plan including all staff recommendations.

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

STAFF REPORT ON DESIGN PLAN CASE
Arborside Design Plan **Batavia Township**
5:59 p.m.

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

1. All county and township departments' comments and conditions detailed in the staff report be satisfactorily addressed.

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

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

Doug Smith spoke in favor of this project.

Following discussion, Ms. Vilardo asked for a motion. Mr. Phelps made a motion to approve the Arborside – Design Plan including all staff recommendations.

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

Drew DeMarsh gave a presentation on the Wayne Township Growth Management Plan.

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 6:21 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 April 28, 2026.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on June 23, 2026, and the meeting minutes of April 28, 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: 6/23/26