CLERMONT COUNTY PLANNING COMMISSION
REGULAR MEETING
September 22, 2026

The Sixth Regular Meeting of 2026 of the Clermont County Planning Commission was held on Tuesday, September 22, 2026, at 5:01 p.m. at 2381 Clermont Center Drive, Batavia, Ohio. Members attending were Ms. Vilardo, Ms. Sullivan, Mr. Kravitz, Mr. Schultz, Mr. Wood and Mr. Lawrence.

Ms. Vilardo, Chair, called the meeting to order at 5:01 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. Lawrence motioned to approve the August 25, 2026, Meeting Minutes. The motion was seconded by Mr. Kravitz, and the motion carried.

Ms. Willenbrink-Talley, the Clerk, will certify the August 25, 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 ZONING MAP AMENDMENT CASE

Zoning Map Amendment Case ZC-2026-008 **Goshen Township**

5:03 p.m.

Drew DeMarsh presented the Staff Report for the Goshen Township Zoning Map Amendment Case ZC-2026-008 and its request to rezone one parcel (PIN 112203A016) consisting of +/- 4.40 acres from the "B-1" Local Business District to "M-1" Light Manufacturing District for the purpose of expanding the existing self-storage operations with six one-story storage buildings totaling approximately 38,000 square feet with drive-up units, interior drive aisles, and parking/loading areas with the following conditions:

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

Following discussion, Ms. Vilardo asked for a motion. Ms. Sullivan made a motion to approve the Goshen Township Map Amendment case including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE
Zoning Map Amendment Case B-03-26Z **Batavia Township**
5:15 p.m.

Drew DeMarsh presented the Staff Report for this map amendment case. Staff's recommendation was to **approve** the Batavia Township Zoning Map Amendment Case B-03-26Z and its request to rezone one parcel (PIN 012010A012) consisting of +/- 10.24 acres from the "PD" Planned Development District to "E-R" Estate Residential District for the purpose of constructing 5 single-family residential homes at a density of +/- .5 dwelling units per acre with the following conditions:

1. 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.

Taylor Corbett spoke in favor of this map amendment case.

Following discussion, Ms. Vilardo asked for a motion. Mr. Wood made a motion to approve the Batavia Township Map Amendment case including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE
Zoning Map Amendment Case 2026-01 **Monroe Township**
5:24 p.m.

Drew DeMarsh presented the Staff Report for this map amendment case. Staff's recommendation was to **approve** the Monroe Township Zoning Map Amendment Case 2026-01 and its request to rezone two parcels (PIN 232609G110 + 232609G013) consisting of +/- 5.18 acres from the "A-1" Agricultural District to a "B-2" Highway Business District for the purpose of marketing the properties as commercially zoned with the following conditions:

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

Following discussion, Ms. Vilardo asked for a motion. Mr. Kravitz made a motion to approve the Monroe Township Map Amendment case, including all staff recommendations.

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

STAFF REPORT ON ZONING MAP AMENDMENT CASE
Zoning Map Amendment Case ZBC-2026-01 Williamsburg Township
5:29 p.m.

Drew DeMarsh presented the Staff Report for this Map Amendment case. Staff's recommendation was to **approve** 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.

Following discussion, Ms. Vilardo asked for a motion. Mr. Schultz made a motion to approve the Williamsburg Township Map Amendment case as submitted.

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

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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 September 22, 2026.

I further certify that a quorum was present at the Clermont County Planning Commission meeting held on October 27, 2026, and the meeting minutes of September 22, 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: 10/27/2026