

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
January 27, 2015**

The First Regular Meeting of the Clermont County Planning Commission was held on Tuesday, January 27, 2015 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Boso, Ms. Cann, Mr. Carter, Mr. Fawley, Mr. Gorman, Mr. Hoffman and Mr. Humphrey. The meeting was called to order at 5:00 p.m. by Chairman Carter with the Pledge of Allegiance to our Flag.

Chairman Carter 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 Carter asked if there were any questions, additions or corrections to the December 16, 2014 Meeting Minutes that had been emailed to the members prior to the meeting. Chairman Carter asked for a motion to approve the December 16, 2014 Meeting Minutes. Ms. Cann made the motion to approve the minutes, seconded by Mr. Fawley. Motion carried unanimously with Mr. Hoffman and Mr. Humphrey abstaining.

SUBDIVISION CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASES

Miami Township Zoning Case #537

Miami Township

5:07 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case #537 for a zone change of three parcels, 182518G243; 182518G244; 182518G096; from "I" Planned Industrial Park to "R-1" Single Family Residential District.

Jesse Geiger, applicant, and Larry Fronk, Miami Township Administrator, were present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Miami Township Zoning Case #537 for a zone change for three parcels from "I" Planned Industrial Park to "R-1" Single Family Residential District. Motion was seconded by Mr. Humphrey and carried unanimously.

Monroe Township Zoning Case #1215-01

Monroe Township

5:12 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Monroe Township Zoning Case #1215-01

for a zone change of eight parcels, 232609B005; 232609B236; 232609B201; 232609B232; 232609B227; 232609B103; 232609B190; 232609B242; from “A-I” Agricultural District to “B-2” Highway Business District.

Dani Spiegel, Monroe Township Zoning Administrator was present for this case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Monroe Township Zoning Case #1215-01 for a zone change for eight parcels from “A-I” Agricultural District to “B-2” Highway Business District, with the following comments from the Ohio Department of Transportation that the owners are advised that since there is a change of use, the driveways will have to be evaluated for width, radius, site distance and turning movements. If the business potentially generates more than 100 trip generation for the 20 year build out during the highest peak hour of development then a Traffic Impact Study is required. The ODOT comments would be provided to affected property owners if the request is approved by Monroe Township Trustees. Motion was seconded by Ms. Cann and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

None

STAFF REPORT ON VARIANCE CASES

None

COMMITTEE REPORTS

None

OLD BUSINESS/NEW BUSINESS:

Adele Evans asked Mr. Carter to form a nominating committee to select the new chairman and officers for Planning Commission for the current year as they are selected every March. Mr. Boso, Mr. Gorman and Ms. Fiscus were selected as nominating committee members along with Mr. Carter.

Adele Evans provided documents and background information to the commission members regarding the proposed Miller Place development in Union Township. The Board of County Commissioners received a letter from Mr. and Mrs. Gloyd regarding the proposed development. The Clermont County Planning Department reached out to Union Township for additional information on the proposed development and Mr. Cory Wright provided the office with the consent decree document and exhibit from the June 2000 court case. Based on that information, the Planning Department responded to Mr. and Mrs. Gloyd’s correspondence informing them of the county subdivision approval process. As of this date, there have been no documents presented to the Planning Department for consideration by the Planning Commission on this matter.

As there was no further business brought before the Planning Commission, Chairman Carter asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:18 p.m.

Mark Carter, Chair

Clerk Pro-Tem