

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
March 22, 2016**

The Third Regular Meeting of the Clermont County Planning Commission was held on Tuesday, March 22, 2016 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Ms. Cann, Mr. Carter, Mr. Fawley, Ms. Fiscus, Mr. Gorman, Mr. Hoffman and Mr. Kay. The meeting was called to order at 5:00 p.m. by Chairman Anderson with the Pledge of Allegiance to our Flag.

APPROVAL OF MINUTES:

Chairman Anderson asked if there were any questions, additions or corrections to the February 23, 2016 Meeting Minutes that had been emailed to the members prior to the meeting. Chairman Anderson asked for a motion to approve the February 23, 2016 Meeting Minutes. Mr. Hoffman made the motion to approve the minutes, seconded by Ms. Cann. Motion carried unanimously with Mr. Fawley, Ms. Fiscus and Mr. Kay abstaining.

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

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON DEDICATION PLATS

None

STAFF REPORT ON ZONING MAP AMENDMENT CASES

Union Township Zoning Case #1-16-Z

Union Township

5:03 p.m.

Mr. Boso joined the meeting at this time.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Union Township Zoning Case #1-16-Z to rezone parcel 393109A037 "M-1" Industrial Zone & "ER" Estate Residential District consisting of 3 acres to a "PD" Planned Development District.

Ron Roberts and Jordan Weber, representing the applicant Tru Investments, and Cory Wright, Zoning Administrator, Union Township, were present for this case.

Following a brief discussion, Mr. Carter moved that the Planning Commission **recommend approval** of Union Township Zoning Case #1-16-Z to rezone the subject parcel from “M-1” Industrial Zone & “ER” Estate Residential District to a “PD” Planned Development District subject to the condition that all agency review comments are satisfactorily addressed. Motion was seconded by Mr. Boso and carried unanimously.

Union Township Zoning Case #4-16-Z **Union Township**

5:08 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **recommend approval** of Union Township Zoning Case #4-16-Z to rezone 33 parcels 415313E031, 415313E032, 415313E033, 415313E034, 415313A009, 415313A010, 415313A011, 415313A012, 415313A002, 415313A003, 415313A004, 415313A005, 415313A013, 415313A014, 415313A015, 415313A016, 415313E017, 415313E018, 415313E019, 415313E020, 415313E021, 415313E023, 415313E024, 415313E025, 415313E026, 415313E022, 415313E029, 415313E027, 415313E028, 415313E030, 415313A008, 415313A006 “B-1” Business Zone and 415313A001 “R-3” Planned Multifamily Residential Zone consisting of 15.209 acres to a “PD” Planned Development District.

Ryan Deen, DMG Companies, representing the applicant Dan Green, and Cory Wright, Zoning Administrator, Union Township, were present for this case.

Following discussion, Ms. Fiscus moved that the Planning Commission **recommend approval** of Union Township Zoning Case #4-16-Z to rezone the subject parcels from “B-1” Business Zone and “R-3” Planned Multifamily Residential Zone to a “PD” Planned Development District subject to the condition that all agency review comments are satisfactorily addressed. Motion was seconded by Mr. Fawley and carried unanimously.

Union Township Zoning Case #5-16-Z **Union Township**

5:18 p.m.

Taylor Corbett presented the Staff Report for this zoning map amendment case. Staff’s recommendation was to **recommend approval** of Union Township Zoning Case #5-16-Z to rezone parcels 413104A087, 413104A205, 413104A084, 414811.008, 414811.007C “R-1” Single Family Detached Structure Residential District and parcel 413104A072 “PD” Planned Development District consisting of 12.06 acres to a “PD” Planned Development District.

Mark Morrison, 360 Properties, and Cory Wright, Zoning Administrator, Union Township, were present for this case.

Following a brief discussion, Mr. Boso moved that the Planning Commission **recommend approval** of Union Township Zoning Case #5-16-Z to rezone subject parcels from “R-1” Single Family Detached Structure Residential District and “PD” Planned Development District to a “PD” Planned Development District subject to the condition that all agency review comments are satisfactorily addressed. Motion was seconded by Mr. Kay and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Wayne Township Zoning Text Amendment

Wayne Township

5:30 p.m.

Taylor Corbett presented the Staff Report for this zoning text amendment case. Staff’s recommendation was to **recommend approval** of Wayne Township Zoning Text Amendment to amend the Wayne Township Zoning Resolution.

No one was present for this case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend approval** of the Zoning Text Amendment for Wayne Township to amend the Wayne Township Zoning Resolution based on Staff’s recommendation with the following conditions:

1. The Township should reconsider the appropriate sign size for section 23.4 (F) Signs Not Requiring a Certificate. Current Regulations allow professional nameplates to not exceed four (4) square feet in area (2 feet by 2 feet). The proposed language would allow sixteen (16) square feet in area (4 feet by 4 feet). Planning Commission Members felt that 16 square feet was excessive for a professional name plate sign and suggested that the township leave the 4 square feet requirement in place.
2. Planning Commission strongly recommends that the Township seek out properties that maybe affected by the removal of the conditional and permitted uses proposed in Section 4.4 – 15.4, as the Township should not want to create non-conforming uses.

Motion was seconded by Mr. Kay and carried unanimously.

COMMITTEE REPORTS

On behalf of the nominating committee, Mr. Anderson reported their recommendations that Mr. Anderson be elected Chairman, Mr. Hoffman be elected Vice Chairman and Ms. Cann be elected Secretary for the period of April 1, 2015 through March 31, 2016.

Mr. Kay moved that the slate of nominations be approved, seconded by Mr. Boso and carried unanimously with the proposed new officers choosing to abstain in regard to his/her own respective nomination.

OLD BUSINESS/NEW BUSINESS:

Adele Evans noted that Dwayne Boso and Natalie Fiscus would no longer be serving on the commission as their terms had expired. She thanked both members for their service and encouraged them to consider serving again in the future.

As there was no further business brought before the Planning Commission, Chairman Anderson asked for a motion by acclamation to adjourn the meeting. Motion carried unanimously by acclamation. Meeting adjourned at 5:42 p.m.

Isaac Anderson, Chairman

Richard Hoffman, Vice Chair