

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING
March 24, 2015**

The Third Regular Meeting of the Clermont County Planning Commission was held on Tuesday, March 24, 2015 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, Mr. Kay and Ms. Strickland. 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 February 24, 2015 Meeting Minutes that had been emailed to the members prior to the meeting. Chairman Carter asked for a motion to approve the February 24, 2015 Meeting Minutes. Ms. Cann made the motion to approve the minutes, seconded by Mr. Anderson. Motion carried unanimously with Mr. Hoffman abstaining.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON SUBDIVISION CASES

Terrace Ridge Subdivision-Revised Design Plan **Union Township**
5:20 p.m.

Adele Evans presented the staff report for this subdivision case. Staff's recommendation was to **approve** the revised design plan for Terrace Ridge Subdivision located in Union Township.

Mr. Mark Walker, Professional Engineering Group, LLC, was present for this case.

Following a short discussion, Ms. Fiscus moved that the Planning Commission **approve** the Terrace Ridge Subdivision-Revised Design Plan per staff's recommendation based on the condition that all comments received by the reviewing agencies and Union Township are satisfied. Motion was seconded by Mr. Fawley and carried unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

None

STAFF REPORT ON ZONING MAP AMENDMENT CASES

Batavia Township Zoning Case – B-02-10Z MM

Batavia Township

5:35 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Batavia Township Zoning Case B-02-10Z MM for a major modification to an existing PUD plan in Batavia Township.

Present for this case were Richard Arnold and Randy Merrill, McGill Smith Punshon, representing the applicant, Healthcare Venture Partners, and Denise Kelley, Zoning Administrator for Batavia Township. Also present from Healthcare Venture Partners were John McKay, Evan Stuckert and Todd Well.

Following discussion, Mr. Kay moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-02-10Z MM for a major modification to an existing PUD plan in Batavia Township based on the following conditions:

- 1) The Planned Development should be restrictive enough to ensure that the use of the property in the future will be consistent with what is proposed and that the future use of the property will not impinge upon the quality of life of the adjoining property owners.
- 2) Any comments from ODOT will need to be addressed.
- 3) Water and sewer mains are extended to the property for proper water and sewer access.
- 4) Field verification by Batavia Township to determine need for additional landscape buffering for the proposed detox facility, which would be the closest structure to adjoining properties.

Motion was seconded by Mr. Hoffman and carried unanimously.

Batavia Township Zoning Case – B-01-15Z

Batavia Township

5:45 p.m.

Adele Evans presented the Staff Report for this zoning map amendment case. Staff's recommendation was to **recommend approval** of Batavia Township Zoning Case B-01-15Z to rezone 5.17 acres (Parcel 010224.007.) from "A" Agricultural to "B-2" General Business.

Denise Kelley, Zoning Administrator for Batavia Township was present for this case.

Following discussion, Mr. Kay moved that the Planning Commission **recommend approval** of Batavia Township Zoning Case B-01-15Z to rezone 5.17 acres from "A" Agricultural to "B-2" General Business on the condition that the comments by the Clermont County

reviewing agencies be satisfied and further that the landscape and lighting conditions meet the standards established by Batavia Township. Motion was seconded by Mr. Fawley and carried unanimously with Ms. Strickland abstaining.

COMMITTEE REPORTS

Nominating Committee Report and Election of 2015 Officers

On behalf of the nominating committee, Mr. Carter reported their recommendations that Mr. Anderson be elected Chairman, Ms. Fiscus be elected Vice Chairman and Mr. Kay be elected Secretary for the period of April 1, 2015 through March 31, 2016. Mr. Hoffman moved that the slate of nominations be approved, seconded by Mr. Fawley and carried unanimously with Mr. Kay choosing to abstain in regard to his own respective nomination.

OLD BUSINESS/NEW BUSINESS:

None

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 5:50 p.m.

Isaac Anderson, Chairman

Natalie Fiscus, Vice Chair