

**CLERMONT COUNTY PLANNING COMMISSION REGULAR MEETING  
June 23, 2015**

The Sixth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, June 23, 2015 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Boso, Ms. Cann, 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, deletions or corrections to the May 26, 2015 Meeting Minutes that had been emailed to the members prior to the meeting. Chairman Anderson asked for a motion to approve the May 26, 2015 Meeting Minutes. Ms. Cann made the motion to approve the minutes, seconded by Mr. Hoffman. Motion carried unanimously.

**STAFF REPORT ON VARIANCE CASES**

None

**STAFF REPORT ON SUBDIVISION CASES**

None

**STAFF REPORT ON ZONING MAP AMENDMENT CASES**

None

**STAFF REPORT ON DEDICATION PLATS**

<u><b>Wards Corner Court</b></u>	<u><b>Miami Township</b></u>
5:10 p.m.	

Adele Evans presented the Staff Report for this dedication plat. Staff's recommendation was to **approve** the dedication plat of Wards Corner Court located in Miami Township.

David H. Todd, representing property owner, was present for this case.

Following a brief discussion, Mr. Hoffman moved that the Planning Commission **approve** the Wards Corner Court Dedication Plat per staff's recommendation with the following conditions:

- 1) Minor wording revisions be addressed to satisfy requirements in the Clermont County Subdivision Regulations.
- 2) Any improvements requested by the County Engineer's Office be completed before recording of the dedication plat.

Motion was seconded by Mr. Gorman and carried unanimously.

## STAFF REPORT ON ZONING TEXT AMENDMENT CASES

### Miami Township Zoning Case 540

Miami Township

5:20 p.m.

Adele Evans presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 539 related to rezoning 28.78 acres of 31.98 acres contained in parcels 172520H050, 142520H099, 172520H158 and 172520H520 from R-1 to R-1 with R-PUD overlay.

Jim Watson, McGill Smith Punshon, Mathew Walker, representative for M/I Homes, Robert Jackson, property owner and Brian Elliff, Miami Township Zoning Administrator, were present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **recommend approval** of Miami Township Zoning Case 540 from R-1 to R-1 with PUD overlay with the following condition:

- 1) A conservation easement be added along the rear property line of proposed lot numbers 1-16 and 35-33 to protect the existing buffering between current and proposed homes.

Motion was seconded by Mr. Boso and carried unanimously.

### Miami Township Zoning Case 541

Miami Township

5:45 p.m.

Adele Evans presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend denial** of Miami Township Zoning Case 541 to rezone 1 acre from R-1 Residence District to O-1 Professional Office District.

Rodney Sabo, applicant and developer, and Brian Elliff, Miami Township Zoning Administrator, were present for this case.

Following discussion, Mr. Boso moved that the Planning Commission **recommend denial** of Miami Township Zoning Case 541 from R-1 Residence District to O-1 Professional Office District based on the findings in the staff report. Motion was seconded by Ms. Cann and carried unanimously with the exception of Mr. Gorman who voted no.

### Miami Township Zoning Case 542

Miami Township

6:00 p.m.

Adele Evans presented the Staff Report for this zoning text amendment case. Staff's recommendation was to **recommend approval** of Miami Township Zoning Case 542 to

rezone .0364 acres (parcel182517C303) from R-2 Residence District to B-2 Neighborhood Business to be part of the current Planned Business Overlay for the area parcels.

Todd Sloan, developer, and Brian Elliff, Miami Township Zoning Administrator, were present for this case.

Following discussion, Mr. Kay moved that the Planning Commission **recommend approval** of Miami Township Zoning Case 542 from R-2 Residence District to B-2 Neighborhood Business to be part of the current Planned Business Overlay for the area parcels, seconded by Mr. Gorman and carried unanimously with the exception of Ms. Cann who voted no.

### **COMMITTEE REPORTS**

**None**

### **OLD BUSINESS/NEW BUSINESS:**

Adele Evans introduced Taylor Corbett, who was hired as Planner and joined the Clermont County Department of Community and Economic Development this week. She introduced Brian Elliff, the new Miami Township Zoning Administrator to the commission also.

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 6:06 p.m.

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**Isaac Anderson, Chairman**

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**Natalie Fiscus, Vice Chair**