



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JULY 23, 2024

WINEMILLER LANE - DEDICATION PLAT

APPLICANT: Todd Winemiller
6475 Taylor Place
Blanchester, OH 45107

OWNER: Bright Star Hotels LLC
2188 Winemiller Lane
Batavia, OH 45103

REQUEST: Right-of-way dedication of Winemiller Lane located in Batavia Township.

LOCATION: The dedication of right-of-way for Winemiller Lane is located at the terminus of the existing Winemiller Lane near its intersection of Bauer Road in Batavia Township. *See the attached parcel map for further clarification.*

ATTACHMENTS:

- Attachment A:** Dedication Plat
- Attachment B:** Parcel Map
- Attachment C:** Clermont County Engineer Comments

STAFF ANALYSIS:

Todd Winemiller, on behalf of the property owner, is requesting to dedicate right-of-way to access one (1) parcel 012004A119 (+/- 9 ac.). The parcel is owned by Todd Winemiller et al. The right-of-way totals approximately 0.0589 acres.

The Clermont County Community & Economic Development Comments:

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.
2. Construction Plans for Winemiller Lane must be approved prior to approval of the dedication plat.
3. A Certificate of Title shall be submitted as part of the dedication plat submittal.

The Clermont County W.M.S.C. Department Comments:

- No comments at this time.

The Clermont County Water Resources Department Comments:

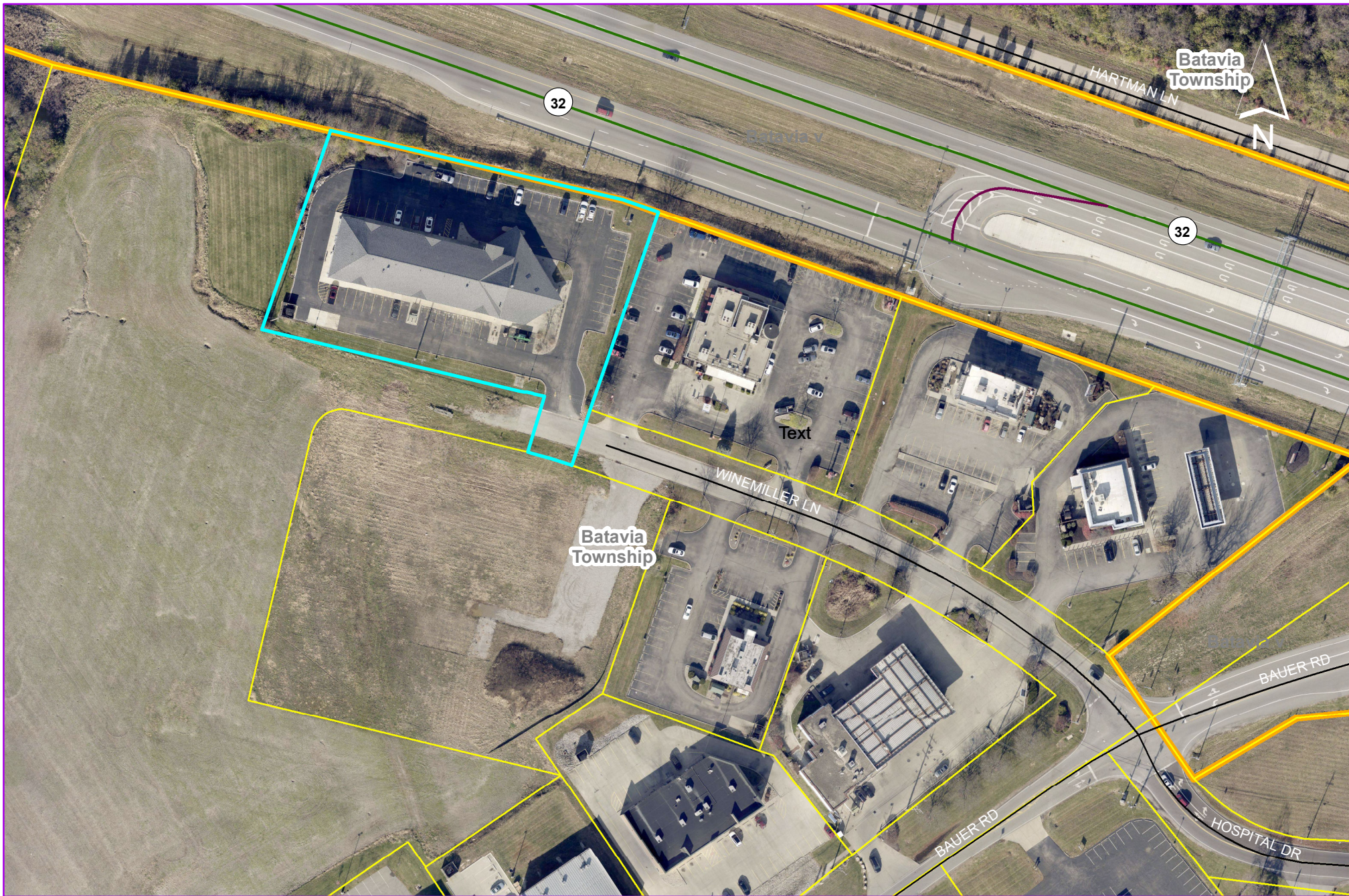
- No comments at this time.

The Clermont County Engineer's Office Comments:

- Clermont County Engineer Office comments are attached.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **APPROVE** the Winemiller Lane dedication plat.



PROPERTY INFORMATION:

Parcel Number: 012004A119

Total Site Area: +/- 0.0589 ac.

