



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON SEPTEMBER 24, 2024

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## WINEMILLER LANE EXTENSION AND CUL-DE-SAC - DEDICATION PLAT

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**APPLICANT:** Todd Winemiller  
6475 Taylor Place  
Blanchester, OH 45107

Plan# 726-2024

**OWNER:** Todd Winemiller, Et. Al  
6475 Taylor Pike  
Blanchester, OH 45107

**REQUEST:** Right-of-way dedication for the extension 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, Et. Al 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 is a total of +/- 0.5206 Acres will terminate in a cul-de-sac and is required to be built in accordance with Clermont County requirements including those from Engineering, The Building Inspection Department, and Water Resources Department.

The proposed dedication would provide access to future development off of Winemiller Lane.

### The Clermont County Community & Economic Development Comments:

- The submitted application includes plans for a lot split application, this application is for the dedication of the cul-de-sac that extends the existing Winemiller lane. No lot split is part of this approval.

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

- Have not received comments yet.

**The Clermont County Water Resources Department Comments:**

- No comments.

**The Clermont County Engineer's Office Comments:**

- Clermont County Engineer Office comments are attached.

**STAFF RECOMMENDATION:**

Based on the Staff Analysis, move to **APPROVE with Conditions** the Winemiller Lane Extension and Cul-de-Sac dedication plat. The conditions are as follows:

1. An application for a minor lot split is required.
2. 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.
3. Construction Plans for Winemiller Lane Extension and cul-de-sac must be approved prior to approval of the dedication plat.
4. A Certificate of Title shall be submitted as part of the dedication plat submittal.





**PROPERTY INFORMATION:**

Parcel Number: 012004A119

Total Site Area: +/- 9.07 ac.





# Attachment 01

## CLERMONT COUNTY ENGINEER'S OFFICE

Jeremy Evans, P.E., P.S.  
Clermont County Engineer

September 13, 2024

Evans Engineering  
4240 Airport Road, Suite 211  
Cincinnati, Ohio 45226  
Attn: Jonathan R. Evans, P.E.

RE: Winemiller Lane Extension  
Construction Plan Review  
Batavia Township

Dear Mr. Evans:

Our office has completed the review of the above-mentioned project. The following is a list of comments that we have regarding the submitted concept plan.

- 1 General Storm water calculations need to be provided for the proposed storm sewer modifications. Be sure to include Hydraulic grade line calculations. The Calculations need to be stamped by a Professional Engineer registered in the State of Ohio.
- 2 General A Grading Detail needs to be provided for the proposed Cul-De-Sac. Elevations need to be provided at point of the curves (P.C.), point of return curves (P.R.C.), point of tangents (P.T.), at the center/along the centerline, and have a maximum spacing of Thirty Degrees (30°.) The minimum slope is 0.40%. Be sure to note the distance between the spot elevations.
- 3 C-1 The North and South Limits of the proposed Right-of-Way differ from the surveys of record, dated: 1-20-2003 and 5-10-2023. The dimensions of the proposed Winemiller Road need to reflect the property lines of record.
- 4 C-1/C-1.2 The Typical Section needs to be adjusted. The width of the proposed Winemiller Lane need to be 28 Feet wide, measured from Back of Curb to Back of Curb. Additionally, a 24 Inch Curb (See attached Detail) needs to be utilized. The adjusted geometry is to match the existing public road.
- 5 C-1/C-3 The Right-of-Way for the proposed Winemiller Cul-De-Sac needs to be adjusted. The Northeast starting point needs to start with a PT/PC at the Southwest corner of Parcel No. 01-20-04A-120. The Southern limit of the Cul-De-Sac Right-of-Way needs to be tangent to the proposed Cul-De-Sac Right-of-Way Radius and be perpendicular to the West property line of Parcel No. 01-20-04A-123. The location of the Cul-De-Sac pavement will need to be adjusted and the associated road extended. The Center of the Cul-De-Sac Pavement and Right-of-Way need to align.
- 6 C-1/C-3 The centerline for the proposed Winemiller Road Extension needs to be offset by Thirty (30) Feet from the corrected South Property line along for Parcel Number 01-20-04A-120. Be sure to note the centerline curve data (Delta, Radius, Length, Chord Length, and Chord Bearing) upon the plans.
- 7 C-3 Clarify if the proposed driveway aprons are to be constructed as part of the roadway extension. If the proposed drives are to be installed; the following items need to be adjusted and/or included:
  - a. The proposed curbing needs to terminate at back of curb. A Curb Transition needs to be provided for the proposed curbing. The proposed curbing needs to transition from the Proposed Curb Section to 'No Curb' Section in a distance of Ten (10) Feet. Provide a Curb Transition Detail upon the plans; be sure to also note the transition clearly upon the plans.
  - b. The geometry for both drives need to be clearly labeled and dimensioned upon the plans. A minimum Driveway return Radius of 35 Feet needs to be provided.
  - c. A typical apron/pavement section needs to be provided for each driveway. A Minimum CONCRETE Specification is Five (5) Inches of Class C Concrete with Four (4) Inches of Granular Fill or a Minimum ASPHALT Specification is Four (4) Inches of ODOT 404 Bituminous Asphalt (Placed in Two (2) Lifts) with Eight (8) Inches of ODOT 304 Aggregate Stone (Placed in Two (2) Lifts) needs to be provided upon the plans.

- d. Additional grading detail needs to be provided for each drive. A high point needs to be provided at the proposed right-of-way line to minimize the amount of storm water runoff entering the cartway.
- 8 C-3 The location of the proposed hydrant needs to be adjusted. The proposed hydrant needs to be located outside of the proposed Right-of-Way.
- 9 C-3 The location of the proposed catch basin needs to be adjusted or an additional structure needs to be provided. The proposed catch basin appears to be not located at the proposed low point along Winemiller Lane Extension.
- 10 C-3 The profile needs to be adjusted. A horizontal Scale of 1" = 50' needs to be used. The Clermont County Subdivision Regulations state: "The profile view shall have a horizontal scale of 1" = 50' or 1" = 100'; a vertical scale of 1" = 5' or 1" = 10', however, the horizontal scale of 1" = 100' and the vertical scale of 1" = 10' will be used only with the prior written approval of the Clermont County Engineer or his representative. The existing and proposed centerline profile, elevations, gradient, existing and proposed drainage lines and vertical curves shall be shown. The maximum street gradient shall be governed by the Subdivision Street Design and Construction Standards for Clermont County." The provided plans have a Horizontal Scale of 1" = 10'.
- 11 C-3 A profile needs to be provided between storm structures PR CB 3 (1) and PR STORM MH (2.)
- 12 C-3 The vertical curve proposed between stations 1+17 and 1+80 needs to be adjusted. The slope between stations 1+25 and 1+50 are too flat. A minimum slope of 0.4% needs to be provided.

Please call if you need additional information.

Sincerely,

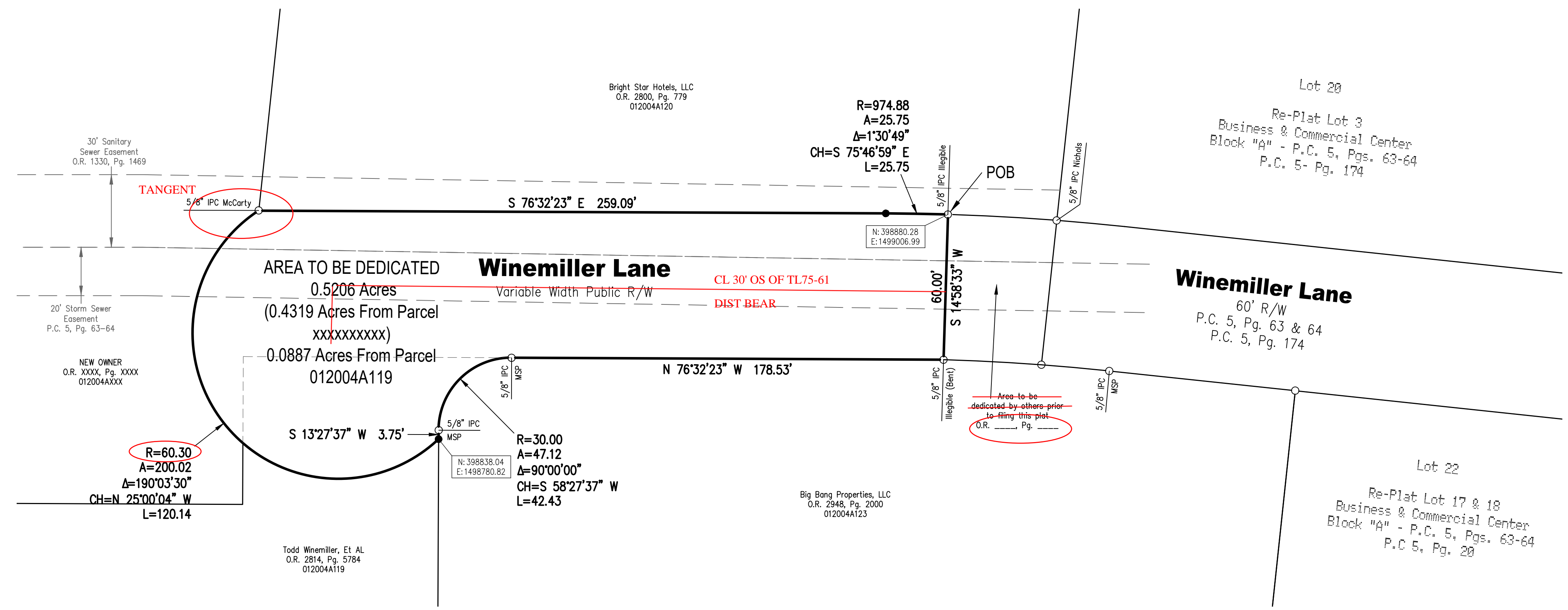
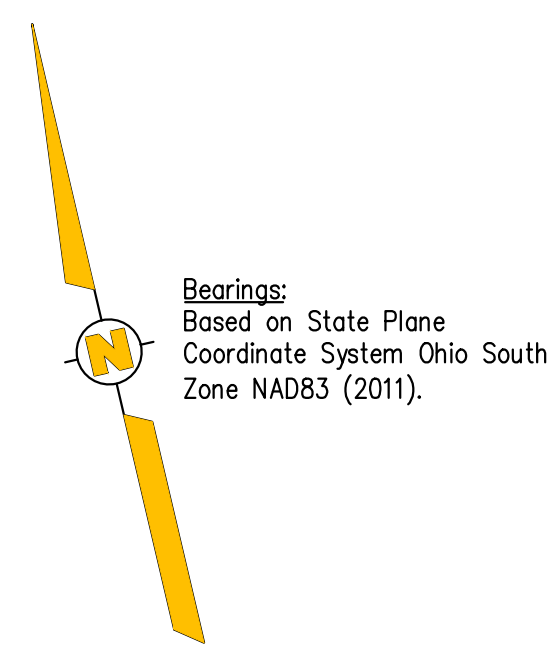


Michael S. Lober  
Deputy Engineer

cc: L. Kendall  
E. Ely  
File

# Attachment Ô Continued

## Dedication Plat Winemiller Lane Temple's Military Survey No. 4459 Batavia Township, Clermont County, Ohio



**ZONING CERTIFICATION**  
I hereby certify that this subdivision satisfies all applicable requirements of the zoning district **NEW PARCEL NUMBER** governing the use of the land at the time of execution.

Township Zoning Inspector \_\_\_\_\_

**APPROVAL BY PUBLIC OFFICIALS**

This plat has been approved by the Clermont County Planning Commission and the Recorder of Clermont County, Ohio, is hereby authorized to file this plat for record.

Approved: \_\_\_\_\_, 20\_\_\_\_  
Clermont County Planning Commission

By: \_\_\_\_\_  
Authorized Representative

Approved: \_\_\_\_\_, 20\_\_\_\_  
Clermont County Engineer

**100% STREET BOND AT TIME OF DECICATION**

By: \_\_\_\_\_  
Authorized Representative

Approved: \_\_\_\_\_, 20\_\_\_\_  
Clermont County W.M.S.C.

By: \_\_\_\_\_  
Authorized Representative

Approved: \_\_\_\_\_, 20\_\_\_\_  
Clermont County Water Resources Department

By: \_\_\_\_\_  
Authorized Representative

**CLERMONT COUNTY COMMISSIONERS ACCEPTANCE**

By resolution, the Clermont County Commissioners hereby approve the Performance Bond for the construction of the public improvements required by the Subdivision Regulations of Clermont County, Ohio, which has been filed with the Clermont County Commissioners. However, we specifically reserve our acceptance of the streets on this plat as public roads until such time as they have been constructed in accordance with the Subdivision Street Design and Construction Standards for Clermont County, the construction of said streets have been certified as complete by the County Engineer and a Resolution so stating has been adopted and placed on record by the Clermont County Commissioners.

The Clermont County Commissioners assume no legal obligation to maintain or repair any open drainage ditches, closed storm sewer systems, or channels designated as "Drainage Easements" on this plat. The easement area of each lot and all improvements with it shall be maintained continuously by the lot owner. Within the easements, no structure, planting, fencing, culvert or other material shall be placed or permitted to remain which may obstruct, retard or divert the flow through the water course.

ATTEST: \_\_\_\_\_  
Clerk  
Plat Number Assigned \_\_\_\_\_  
Clermont County Commissioners

**AS TO NEW OWNER:**

**DEDICATION FOR PUBLIC USE AND ACKNOWLEDGEMENT**

We, the undersigned, being all the owners, and lienholders of the lands hereon platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets, parks or public grounds shown hereon to public use forever.

OWNER: \_\_\_\_\_  
Signature \_\_\_\_\_  
Printed Name and Title \_\_\_\_\_ Corporation Name \_\_\_\_\_  
STATE OF OHIO )  
) SS: \_\_\_\_\_  
COUNTY OF CLERMONT )

Be it remembered that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Todd L. Winemiller, Et Al who being duly cautioned and sworn, acknowledged before me the foregoing instrument that he/she executed the foregoing instrument on behalf of said corporation and that the execution was his/her free and voluntary action as such officer and the free and voluntary act and deed of such corporation, duly authorized, solely for the uses and purposes in said instrument.

In testimony whereof, I have here unto subscribed my name and affixed my Notarial Seal on the day and year last foresaid.

Notary Public  
State of Ohio  
My Commission Expires: \_\_\_\_\_

**TOTAL AREA DEDICATED  
BY THIS PLAT = 0.5206 ACRES**

**Surveyor's Certification**

I hereby certify that this right of way dedication plat is a true and complete survey made under my supervision and that all monuments are set as shown.

**Draft**  
06/10/2024  
Date  
Tim Schwoeppe, P.E. 8410  
tim@berdingsurveying.com

**AS TO WINEMILLER ET AL:**

**DEDICATION FOR PUBLIC USE AND ACKNOWLEDGEMENT**

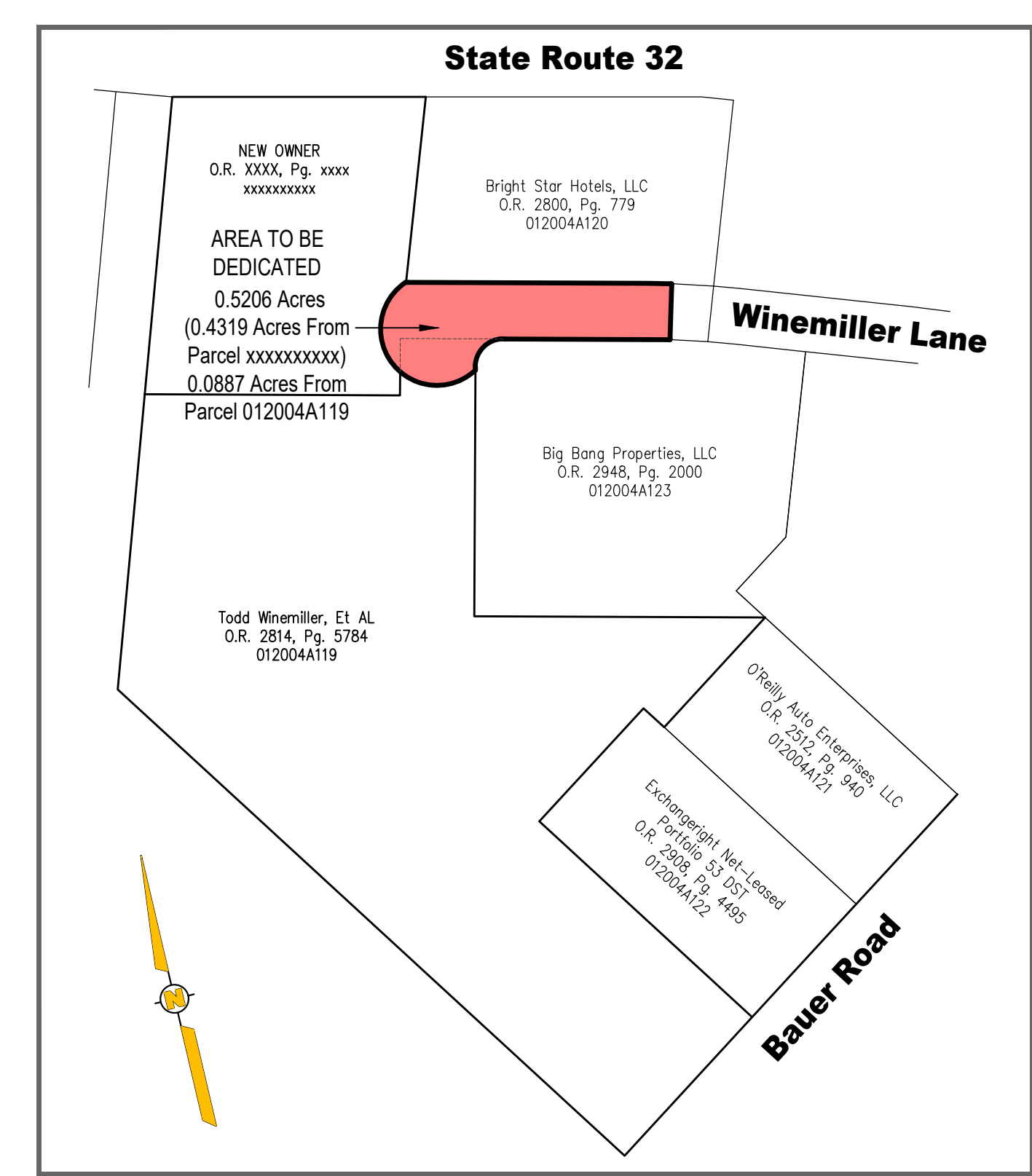
We, the undersigned, being all the owners, and lienholders of the lands hereon platted, do hereby voluntarily consent to the execution of the said plat and to dedicate streets, parks or public grounds shown hereon to public use forever.

OWNER: \_\_\_\_\_  
Signature \_\_\_\_\_  
Printed Name and Title \_\_\_\_\_ Corporation Name \_\_\_\_\_  
STATE OF OHIO )  
) SS: \_\_\_\_\_  
COUNTY OF CLERMONT )

Be it remembered that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Todd L. Winemiller, Et Al who being duly cautioned and sworn, acknowledged before me the foregoing instrument that he/she executed the foregoing instrument on behalf of said corporation and that the execution was his/her free and voluntary action as such officer and the free and voluntary act and deed of such corporation, duly authorized, solely for the uses and purposes in said instrument.

In testimony whereof, I have here unto subscribed my name and affixed my Notarial Seal on the day and year last foresaid.

Notary Public  
State of Ohio  
My Commission Expires: \_\_\_\_\_



Inset Map - Not to Scale

- Survey References:  
\* Survey by:  
-MSP Design, dated 05/10/23, TL96-0285  
-Santoro Engineering, Dated 07/25/94, TL24-007  
-Nichols Surveying, Dated 01/20/03, TL75-0061  
-Business & Commercial Center Subdivision, Block "A"  
P.C. 5, Pgs. 63 & 64  
-Replat Lot 3 Business & Commercial Center Subdivision  
"Block A", P.C. 5, Pg. 174  
-Replat Lot 17 & 18 Business & Commercial Center Subdivision  
"Block A", P.C. 6, Pg. 20

\* Deeds of record as shown hereon.

● Indicates set 5/8" x 30" Iron Pin and Cap  
○ Indicates existing 5/8" Iron Pin, unless noted otherwise  
Monument Legend



Revisions \_\_\_\_\_

**Berding Surveying**  
GPS Surveying • 3D Laser Scanning  
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