



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 23, 2024

EDGAR H. FISCUS FARM SUB. – DESIGN PLAN #678-2024

APPLICANT: Abercrombie & Associates, Inc.
8111 Cheviot Road, Ste 200
Cincinnati, OH 45247

OWNER: 13 Amelia Olive Branch, LLC
3955 Montgomery Road
Cincinnati, OH 45212

ENGINEER: Abercrombie & Associates, Inc.
8111 Cheviot Road, Ste 200
Cincinnati, OH 45247

REQUEST: Requesting approval from the Clermont County Planning Commission for Edgar H. Fiscus Farm Subdivision – Design Plan, consisting of an access drive and 3 commercial lots.

LOCATION: The subject property (PIN's 034523F052, 034523C044, and 032025E204) is located at the northwest portion of the intersection of Amelia Olive Branch Road and State Route 125 in Batavia Township.

HISTORY: This piece of property is associated with a Minor Lot Split (Plan# 668-2024) which seeks to eliminate the lot lines of PIN 034523C044 and split PIN 034523F052 along the right-of-way line.

DEVELOPMENT PROPOSAL:

The proposal for the Edgar H. Fiscus Farm Subdivision consists of 3 commercial lots on +/- 6.55 acres with +/- 5.03 being in lots. The design plan also includes an access drive for the purpose of providing access to these three commercial lots.

DEVELOPMENT DATA:

Current Zoning: B-2 General Business District. The district is designed to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall Township.

The Batavia Township Growth Policy Plan does not include this area as it is formerly the Village of Amelia. Therefore we rely on the zoning resolution to guide development in this Township. The B-2 General Business District will allow for the proposed use in one of the lots as a United Dairy Farmers convenience store and gas station, and other commercial businesses to be allowed per the Batavia Township Zoning Resolution.

The design includes access to SR 125 as a right in – right out and will be required to comply with any Ohio Department of Transportation (ODOT) requirements.

Overall, the requested project land use and proposed density are compatible with the *Clermont County Subdivision Regulations* and the current subdivision pattern developing throughout Batavia Township.

Clermont County Community & Economic Development Conditions:

1. Change title sheet from “Construction Plan” to “Design Plan”, include military survey in title.
2. The application states that this subdivision will include 3 total lots, 1 unit, and 3 single-family. Please clarify this in the application and on the plan sheets in regards to lots, land use, and zoning allowances.
3. The owner and applicant on the application of the design plan is different than the owner and applicant on the plan set, these should be the same.
4. Indicate proposed name and width of access drive, Article 6 states 28’ of minimum required pavement width, and 50’ of minimum required dedicated right-of-way.
5. Include verification that the proposed entrances meet all applicable Sight Distance requirements as established in by the Clermont County Engineer and ODOT.
6. Include locations and dimensions of rights-of-way to be dedicated within the proposed subdivision and along any adjacent roadways.
7. Indicate any street lighting on site, Planning Commission may require it if deemed appropriate for public safety.
8. Section 604.A.:
 - a. The Planning Commission shall determine whether sidewalks are required along all regional arterials, suburban arterials, and primary collector streets as identified in the Official Thoroughfare Plan for Clermont County. In deciding upon whether sidewalks shall be installed along all regional arterials, suburban arterials, and primary collector streets, the Planning Commission shall consider the following criteria:
 - i. If deemed appropriate by the Planning Commission, sidewalks shall be required to be installed as indicated by the Sidewalk Regulations of the applicable Township (if enacted).
 - ii. Sidewalks shall be required as a continuation of any existing sidewalk adjoining the lands to be subdivided.
 - iii. Sidewalk requirements shall be waived whenever the Planning Commission determines them to be a direct threat to the public health, safety, or general welfare.

- b. When deciding whether to waive a sidewalk requirement along regional arterials, suburban arterials, and/or primary collector streets in a Commercial and/or Industrial Subdivision, the Planning Commission shall consider the comments of the County Engineer's Office, any comments received from the Township agencies having jurisdiction over the lands to be subdivided, as well as comments from other sources of information solicited by the Planning Commission or its designated representative.
 - c. All sidewalks required to be installed along regional arterials, suburban arterials, and primary collectors shall extend the full distance of the proposed development.
 - d. Sidewalks required along regional arterials, suburban arterials, and primary collectors shall be designed and installed in conformance with the requirements established in the Subdivision Street Design and Construction Standards for Clermont County.
9. Section 606: Buffering is required per the Batavia Township Zoning Resolution as it abuts a residential zoning district.
 10. Section 607.A.: Detention/retention ponds shall be shown on the Design Plan and Construction Drawings.

Clermont County Engineer's Office Conditions:

1. A proper road name needs to be provided for the proposed public road. Contact Craig Risner, at the Clermont County Engineer's Office, to check for duplicate names.
2. Ohio Department of Transportation Approval will need to be obtained for all improvements within or affecting the State Route 125 Right-of-Way.
3. Additional Right-of-Way will need to be dedicated along Amelia-Olive Branch Road. This will be determined during the Construction Plan Approval Process.
4. Remove all references to "Public" and "Private" from the proposed utility and storm sewer easements.
5. The Proposed Irregular Private Utility Easement needs to be removed from the plans.
6. Plans for the required Right Hand Turn Lane along Amelia-Olive Branch Road need to be included with the construction plan submittal.
7. Remove references to Umrit Court and Lee Lavati Court from the plans.
8. The proposed storm sewer easements need to be Twenty (20) Feet wide.
9. The geometry of the Wolfer Drive Intersection needs to be labeled upon the plans.
10. Headwalls within the Public Right-of-Way need to be ODOT HW2.1 (Half) Headwalls. Be sure to include a detail upon the plans.
11. Additional catch basins need to be provided along the proposed public access drive. The maximum catch basin spacing is 350 Feet. Additional Catch Basins need to also be provided at Amelia-Olive Branch Road, and at Wolfer Drive Intersections. This can be addressed during the construction plan review.
12. The profile sheet need to be adjusted. A horizontal Scale of 1" = 50 and vertical scale of 1" = 5' need 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. This can be addressed during the construction plan review.

13. Intersection grading details will need to be provided upon the construction plans.
14. A general reminder regarding roadway geometry; the minimum allowable street grade is 0.4%, maximum street grade is 12% (10% preferred), and the minimum centerline curve radius is 200'.

Clermont County Water Resources Department and W.M.S.C. Conditions:

1. Please provide the County standard detail for the fire hydrant assembly.

Soil and Water Conservation District Conditions:

1. I gave the construction drawings for the UDF access drive a review today. My only comment is to ask that they include a pre-cast "Don't Dump, Drains to Waterway" message (or something similar) in each catch basin. Everything else looked good to me.

Batavia Township Conditions:

1. Please provide a suitable name for the proposed Access Roadway.
2. Mailboxes along Wolfer Drive will need to be protected from the proposed development of the proposed access drive.

STAFF RECOMMENDATION:

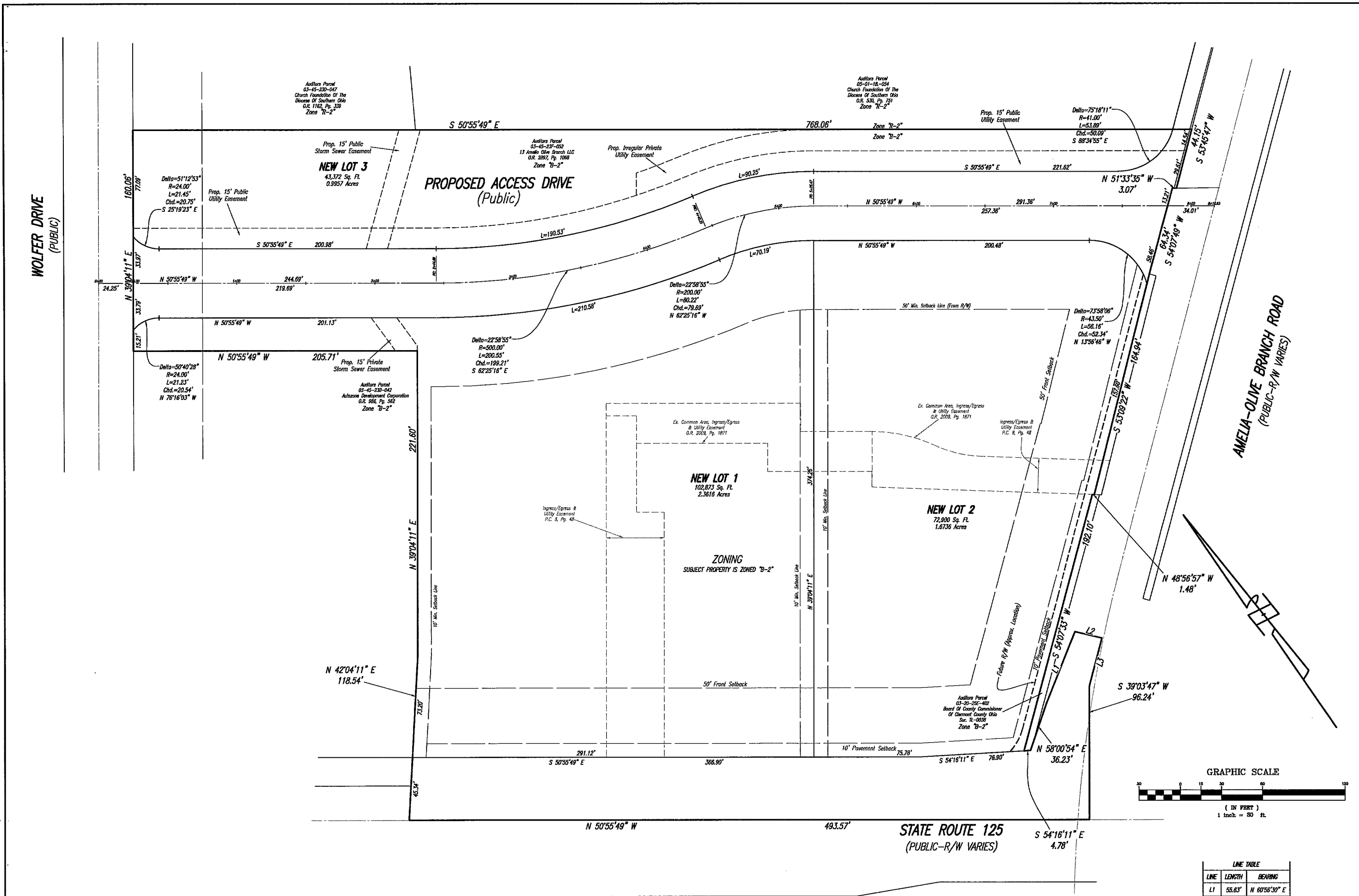
Based on Staff Analysis, request a motion to **APPROVE** Edgar H. Fiscus Farm Subdivision – Design Plan with the following conditions:

1. All county and township departments' comments and conditions detailed in Edgar H Fiscus Farm Subdivision – Design Plan Review Letter dated April 19, 2024, be satisfactorily addressed.
2. All proposed road names shall be submitted and reviewed by the Clermont County Engineer's Office for duplicate or nearly duplicate names (per Article V, Section B8).
3. 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.

Attachments:

1. Edgar H. Fiscus Farm Subdivision – Design Plan Drawings.
2. Edgar H. Fiscus Farm Subdivision – Design Plan Review Letter dated April 19, 2024.
3. Zoning Map

4. Parcel Map



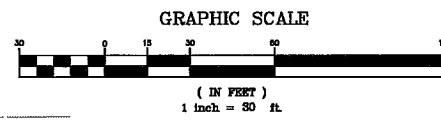
CONSTRUCTION PLAN
(04/01/24)

DATE	4-1-24
DESIGNED BY	J.C.
CHECKED BY	D.L.
SCALE	1" = 40'

DIMENSION PLAN
1374 S.R. 125
BAYLOR'S MILITARY SURVEY #511
BATAVIA TOWNSHIP
CLERMONT COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200
Batavia, Ohio 45110
www.aberacrombie-associates.com

This drawing and the design concepts represented, or instruments of service, are the sole property of Abercrombie & Associates, Inc., and may not be used, reproduced, or copied for any purpose without prior written authorization of Abercrombie & Associates, Inc.



LINE	LENGTH	BEARING
L1	53.63'	N 60°56'30" E
L2	20.01'	S 37°34'48" E
L3	36.26'	S 53°48'06" W



April 19, 2024

David Lorei
Abercrombie & Associates, Inc.
8111 Cheviot Road, Suite 200
Cincinnati, OH 45247

13 Amelia Olive Branch, LLC
3955 Montgomery Road
Cincinnati, OH 45212

Re: Edgar H. Fiscus Farm Subdivision – Design Plan Review Letter

The Department of Community & Economic Development (CED) has completed its review of the Design Plan for Edgar H. Fiscus Farm Subdivision. Please see comments below:

CED Conditions:

1. Change title sheet from “Construction Plan” to “Design Plan”, include military survey in title.
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S.W.C.D Conditions:

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WRD Conditions:

1. Please provide the County standard detail for the fire hydrant assembly.



BOARD OF COUNTY COMMISSIONERS

DAVID L. PAINTER • CLAIRE CORCORAN • BONNIE BATCHLER

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Township Conditions:

1. Please provide a suitable name for the proposed Access Roadway.
2. Mailboxes along Wolfer Drive will need to be protected from the proposed development of the proposed access drive.

For any further information or inquiries, please feel free to reach out to me directly at 513-732-3888 or via email at Tcorbett@bataviatownship.org

If you have any questions or concerns regarding any of my comments, please feel free to contact me.

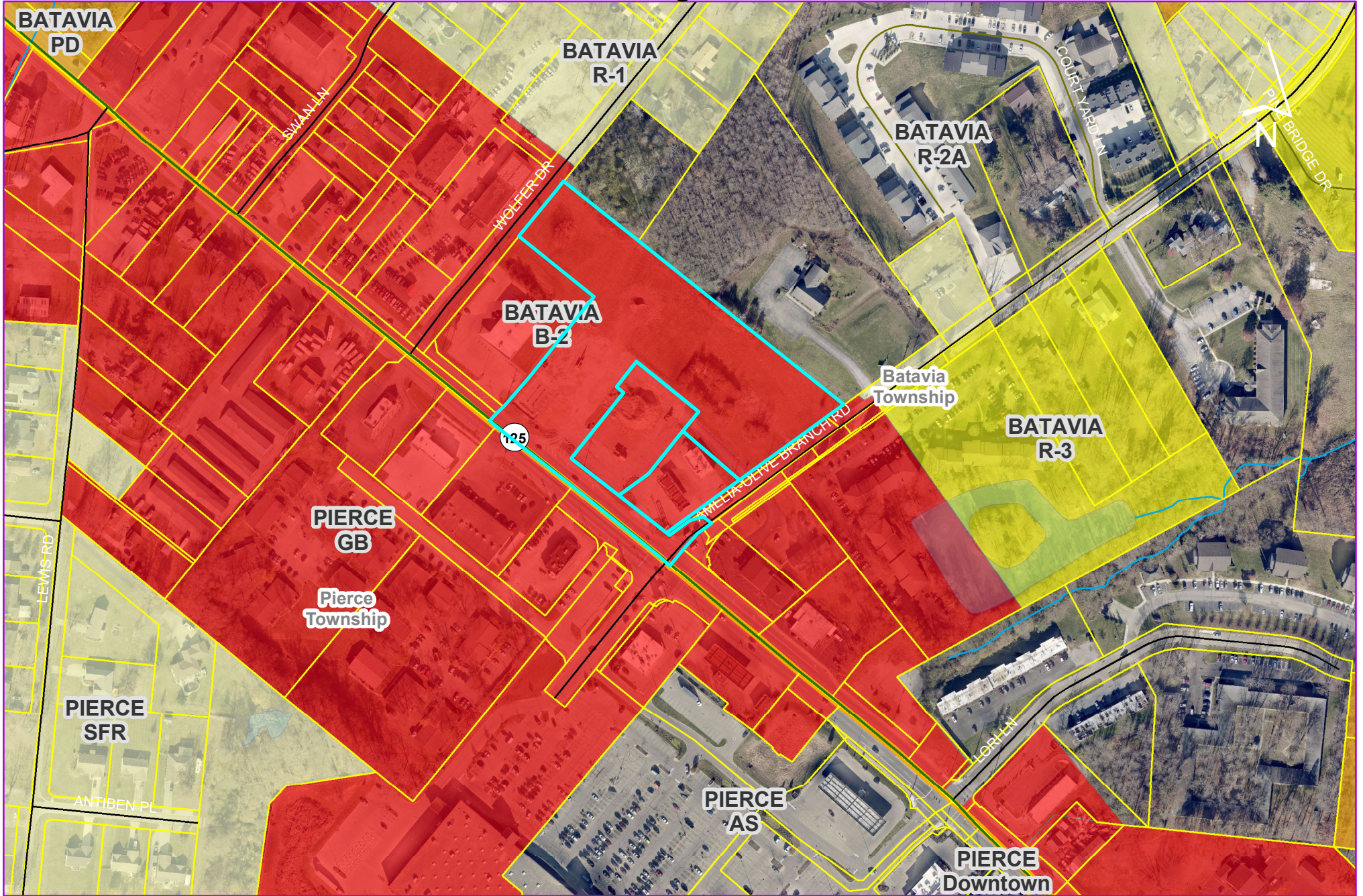
Sincerely,

A handwritten signature in blue ink, appearing to read "L Kendall", is positioned above the typed name.

Leonard Kendall, AICP, Senior Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904 lkendall@clermontcountyohio.gov

ZONING MAP

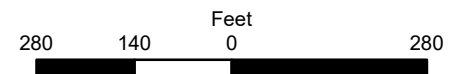
Edgar H. Fiscus Farm Subdivision UDF Access Drive



PROPERTY INFORMATION:

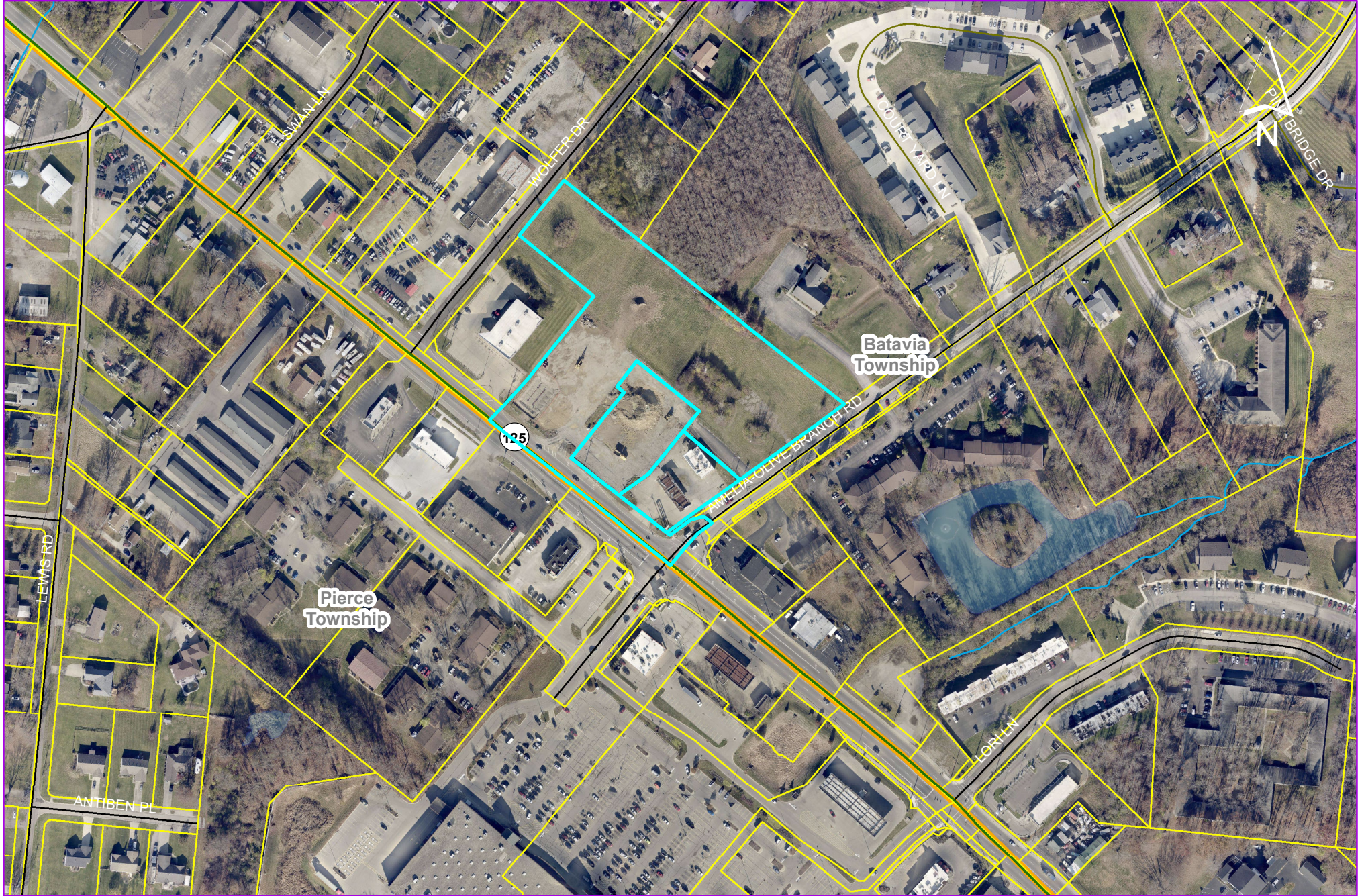
Parcel Numbers: 034523F052, 034523C044,
and 032025E204

Total Site Area: +/- 6.5 ac.



PARCEL MAP

Edgar H. Fiscus Farm Subdivision UDF Access Drive



PROPERTY INFORMATION:

Parcel Numbers: 034523F052, 034523C044,
and 032025E204
Total Site Area: +/- 6.55 ac.

