



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MAY 20, 2025

TATE TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. 1847SB

REPORT DATE: 2025-05-19

APPLICANT:

Tate Township Board of Trustees
149 N. East Street
Bethel, OH 45106

PROPERTY OWNER:

Multiple
-
-

PARCEL ID:

PINs 323008D040, 323008D057, 323008D015

ADDRESS OF REQUEST:

Three (3) Parcels off of State Route 133

REQUEST:

Requesting to amend the zoning designation of the subject property parcels (PIN 323008D040, 323008D057, 323008D015) consisting of +/- 0.61 acres from the “C-1” Commercial District to “A”, Agriculture District.

ZONING:

The existing zoning for the subject property is “C-1” Commercial District. The surrounding properties consist of “A” Agriculture District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Tate Township Official Zoning Map has the property listed as.

LAND USE:

The subject property is currently agricultural land and a residential dwelling.

HISTORY:

There is no relevant history for the subject property.

CONTENTS OF REPORT:

Exhibit A: Township Resolution

Exhibit B: Parcel Map

Exhibit C: Zoning Map
 Exhibit D: Proposal Map
 Exhibit E: Portion of the Tate
 Township Zoning Resolution

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Tate Township Zoning Resolution Article VI, Section 1 “Agriculture “A” District” details the purpose, types, and standards of the Agriculture District. The adjacent land uses are both residential and agricultural, making the proposed zoning compatible with surrounding areas

SITE ACCESS:

One access point off of SR 133

DEVELOPMENT CHARACTER:

The surrounding area is largely agricultural land uses with scattered dwellings on relatively large lots.

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	
Water Resources Department (WRD)	X	
Water Management & Sediment Control (WMSC)	X	
Soil and Water Conservation District (SWCD)	X	
Ohio Department of Transportation (ODOT)	X	
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- Any future development of the site must comply with any and all regulations from Clermont County, Tate Township, the State of Ohio, or any other applicable agency.

Engineer's Office Comments:

- There are no comments from CCEO at this time.

Water Resources Department Comments:

- There are no comments from WRD at this time.

Water Management & Sediment Control Comments:

- There are no comments from WMSC at this time.

Soil & Water Conservation District

- There are no comments from SWCD at this time.

ODOT Comments:

- There are no comments form ODOT at this time.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Tate Township Zoning Map Amendment Case 1847SB and its request to amend the zoning designation of the subject property parcels (PIN 323008D040, 323008D057, 323008D015) consisting of +/- 0.61 acres from the "C-1" Commercial District to "A", Agriculture District. Staff believes the proposed amendment is consistent with surrounding development character.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL WITH CONDITIONS** of Tate Township Zoning Map Amendment Case 1847SB and its request to amend the zoning designation of three (3) parcels (323008D040, 323008D057, 323008D015) consisting of +/- 0.61 acres from the "C-1" Commercial District to "A", Agriculture District.

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.

RESOLUTION NO. 2025-0408

The Board of Trustees of Tate Township, Clermont County, Ohio, met in regular session on April 8, 2025, with the following members present:

John Wilson

Christen Steimle

Rusty Durbin

Trustee Wilson moved for the adoption of the following Resolution:

RESOLUTION INITIATING A MAP AMENDMENT TO THE ZONING RESOLUTION OF TATE TOWNSHIP, CLERMONT COUNTY, OHIO

WHEREAS, Ohio Revised Code Section 519.12 provides that an amendment to a township zoning resolution may be initiated by the township board of trustees by resolution; and

WHEREAS, Section 519.213 of the Ohio Revised Code has been established to “confer power on a board of township trustees; and

WHEREAS, the Board of Trustees of Tate Township (the “Board”) desires to initiate the process to amend the Zoning Resolution as it applies to Parcel Identification Nos. 323008D040, 323008D057, and 323008D015.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Tate Township, Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

- Section 1.** Pursuant to Ohio Revised Code Section 519.12(A)(1), the Board hereby authorizes the initiation of a map amendment to the Zoning Resolution of Tate Township, Clermont County, Ohio, from Commercial C-1 District to Agriculture “A” District, for Parcel Identification Nos. 323008D040 (0.5588 acres), 323008D057 (0.028 acres), and 323008D015 (0.02 acres) which are shown on the map attached hereto as Exhibit “A”.
- Section 2.** Upon adoption, this Resolution shall be certified to the Tate Township Zoning Commission for processing in accordance with Ohio Revised Code Section 519.12(B) *et seq.*
- Section 3.** That the Board of Trustees of Tate Township, Clermont County, Ohio hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

Trustee Durbin seconded the motion and on roll call, the vote resulted as follows:

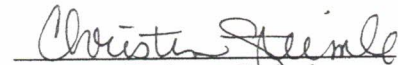
Trustee John Wilson yes


Trustee Christen Steimle yes

Trustee Rusty Durbin yes

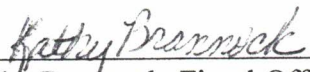
This resolution was duly passed on April 8, 2025.


Trustee John Wilson


Trustee Christen Steimle


Trustee Rusty Durbin

ATTEST:


Kathy Brannock, Fiscal Officer
Tate Township

This Resolution was prepared and approved as to form by the Office of Prosecuting Attorney of
Clermont County, Ohio

Assistant Prosecuting Attorney









Zoning Change - 2277 SR 133 Vicinity Map

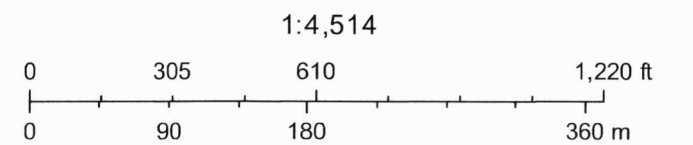
Tate Twp Board of Trustees
Resolution 2025-0408

Exhibit A



4/8/2025, 2:48:16 PM

-  East Fork Trails
-  Back Pack Trail
-  Kelly nature trails
-  Mountain Bike Trail
-  East Fork State Park
-  Batavia-Williamsburg Bike Path
-  Historical Markers
-  Parcels
-  Major Streams
-  Lakes
-  Streams
-  Ponds



Clermont County Ohio
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Zoning Change - 2277 SR 133 Zoom Map

Tate Twp Board of Trustees

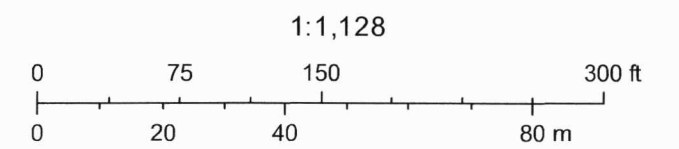
Resolution 2025-0408

Exhibit A



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- | | | |
|----------------------|----------------------------------|---------|
| Address_Points | — Batavia-Williamsburg Bike Path | ■ Ponds |
| East Fork Trails | ◆ Historical Markers | |
| Back Pack Trail | □ Parcels | |
| Kelly nature trails | ■ Major Streams | |
| Mountain Bike Trail | ■ Lakes | |
| East Fork State Park | — Streams | |



Clermont County Ohio
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community