



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON June 24, 2025

TRAILSIDE ESTATES – DESIGN PLAN

- APPLICANT:** Robert Lucke Group
8825 Chapel Square Drive
Cincinnati, OH 45249
- OWNER:** David H. Todd Trustee & Todd Hawley Jr.
P.O. Box 14
Maineville, OH 45147
- ENGINEER:** Choice One Engineering
8956 Glendale Milford Road
Loveland, OH 45140
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Trailside Estates – Design Plan
- LOCATION:** The subject property (PINs 182518C229 & 182518C230) is located at 407 Wards Corner Road in Miami Township.
- HISTORY:** There is no relevant history for the subject property.

DEVELOPMENT PROPOSAL:

Vista Meadows Expansion Phase 1 – Design Plan consists 156 proposed lots and 150 attached residential dwelling units on a vacant agricultural property. The subject property is adjacent to agricultural and residential land uses, and is in close proximity to State Route 32. The total area is +/- 23.843 acres with +/- 20.874 acres to be subdivided and +/- 2.64 acres of open space. The project will include +/- 2.08 acres of dedicated R/W, open space with 2 retention/detention basins, and a potential connection to the nearby multi-use path. There is currently a hearing set for July 2nd to determine whether a variance should be issued for sidewalks.

DEVELOPMENT DATA:

Current Zoning: “R-1” Residence District

School District: Milford EVSD

Total Lots: 24 Lots
Area in Residential Lots: +/- 15.99 acres
Area in Open Space: +/- 2.64 acres

Total Site Area: +/- 23.843 acres
Area in R/W: +/- 2.08 acres

Number of Units: 22 Buildable Lots
Min. Lot Area: +/- 22,000 sq. ft.
Front Yard Setback: 50 ft.
Rear Yard Setback: 35 ft.

Min. Lot Width: 110 ft.
Side Yard Setback: 10 ft.

SITE ACCESS:

The Design Plan shows access via connection to Wards Corner Road

STAFF ANALYSIS:

Per the review of Trailside Estates – Design Plan, the development will follow all requirements pertaining to Article V of the *Clermont County Subdivision Regulations* based on conditions noted in the Design Plan Review Meeting held June 18th, 2025. The proposed subdivision is an expected development and complements the land uses of the surrounding area. The applicant is aware of any comments and conditions necessary to construct the development and agrees with them. Those comments/conditions are detailed in the staff report.

AGENCY REVIEW AND NOTIFICATION:

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

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

1. The normal permissible frontage for any lot in a platted subdivision shall be twenty-five feet (25'), but a narrower width is permissible where it can be demonstrated that lots can be served with adequate utilities. Lot 14 appears to have a lot width of twenty feet (20') that is fully covered by a sanitary sewer easement. This should be shifted to allow for a driveway and/or other utilities.
2. Section 514(A)(3) of the Clermont County Subdivision Regulations states that sidewalk requirements shall be waived whenever the Planning Commission determines them to be a direct threat to the public health, safety, or general welfare (see CCEO comment #4).
3. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

Engineer's Office Comments:

1. Guard Rail may be required along Wards Corner Road adjacent to both proposed Storm Water Management Ponds.
2. Additional Right-of-Way along Wards Corner Road needs to be provided. A minimum 25-Foot Half Right-of-Way needs to be maintained.
3. Sight Distance Analyses need to be provided for the Proposed Street A and the Proposed Private Drive, located along Wards Croner Road.
4. Wards Corner Road falls under Clermont County jurisdiction. Given the nature of this roadway at this location, it is our recommendation that sidewalk NOT to be installed within the Public Right-of-Way.
5. 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'.

Water Resources Department Comments:

1. The sanitary sewer to Trailside is dependent upon Hawley Farms construction and finishing of the proposed sanitary sewer in compliance with CCWRD standards. At the moment there is no "Existing Sanitary Sewer" available to Trailside Estates.
2. Sanitary Sewer Easements are missing where the sanitary sewer is outside of the general utility easements.
3. The Sanitary Sewer easement along the property lines for lots 13 & 14 will need to be reconfigured to allow access for other utilities.
4. Fire hydrant easements are required on all fire hydrants in compliance with CCWRD standards.
5. Provide profile sheets with material, size and slope for sanitary sewer and water mains.
6. Provide locations of sanitary sewer laterals and water services.
7. Provide all necessary general notes and sheets including the CCWRD rules and regulations, specifications and details.

Water Management & Sediment Control Comments:

1. Comments from Concept Plan letter to be addressed during Construction Plan review

Soil & Water Conservation District

1. Geotechnical studies will be required for all construction on sensitive soils as defined by the Clermont County Subdivision Regulations (EbG2 and HkF2 soils)
2. Easements will be needed for all storm sewer infrastructure located outside the public road R/W, including the stormwater management basins.
3. An armored ditch/swale will likely be needed between the two stormwater management basins. This can be addressed in the construction drawings.
4. Given the Genessee soils in the vicinity of the western stormwater basin, there may be an opportunity to use infiltration practices to improve stormwater management.
5. Clermont Soil and Water would be supportive of reduced setbacks to protect hillslides (Lots 16-18) if also supported by Miami Township and other reviewing agencies.

STAFF RECOMMENDATION:

Based on Staff Analysis, staff requests a motion to **APPROVE** the Trailside Estates – Design Plan with the following conditions:

1. All county and township departments' comments and conditions be satisfactorily addressed.
2. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

Attachments:

- A. Trailside Estates – Design Plan Drawings
- B. Trailside Estates – Application
- C. Parcel Map
- D. Context Map
- E. Zoning Map

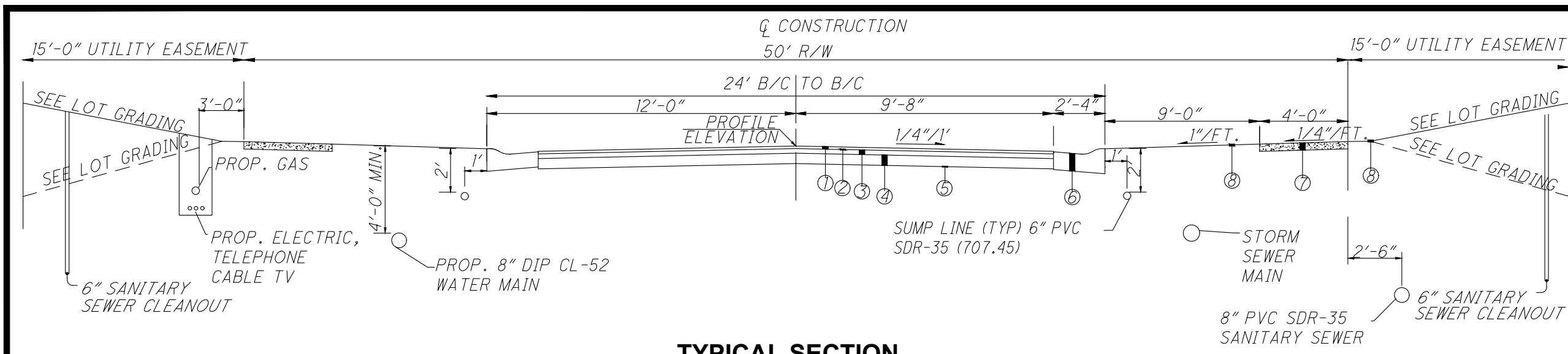
TRAILSIDE ESTATES SUBDIVISION DESIGN PLAN

LOCATED IN ROBERT TODDS MILITARY SURVEY No. 1017
MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO



SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
WWW.CHOICEONEENGINEERING.COM

TRAILSIDE ESTATES SUBDIVISION
MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO
LOT LAYOUT



**TYPICAL SECTION
LOCAL STREET - CLASS II**

- ① ITEM 441 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
- ② ITEM 407 - TACK COAT @ 0.06 GAL./S.Y.
- ③ ITEM 441 - 2-1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
- ④ ITEM 301 - 5" ASPHALT CONCRETE BASE COURSE, PG64-22
- ⑤ ITEM 204 - SUBGRADE COMPACTION
- ⑥ ITEM 609 - CLERMONT COUNTY STANDARD ROLL CURB AND GUTTER
- ⑦ ITEM 608 - 5" CONCRETE WALK
- ⑧ ITEM 659 - SEEDING AND MULCHING, CLASS 1

OWNER:
DAVID H. TODD TRUSTEE & TODD HAWLEY JR
P.O. BOX 14
MAINEVILLE, OH 45147

APPLICANT:
ROBERT LUCKE GROUP
8825 CHAPEL SQUARE DRIVE, SUITE B
CINCINNATI, OH 45249
SCOTT LUCKE
513-309-3109

ENGINEER:
CHOICE ONE ENGINEERING
8956 GLENDALE MILFORD ROAD, SUITE 1
LOVELAND, OH 45140
513-239-8554



VICINITY MAP
N.T.S.

PROPERTY INFORMATION

CURRENT PIDN: 182518C229 & 182518C230

CURRENT ZONING: R-1 (MIAMI TOWNSHIP)
CURRENT USE: RESIDENCE AND FARMLAND
PARENT TRACTS: 23.843 ACRES
REMAINDER SPLIT: 2.969 ACRES

NO. OF BUILDABLE LOTS: 22
MIN. LOT AREA: 22,000 SF
MIN. LOT WIDTH: 110 FEET
MIN. FRONT YARD SETBACK: 50 FEET
MIN. REAR YARD SETBACK: 35 FEET
MIN. SIDE YARD SETBACK: 10 FEET MIN (EACH SIDE)

NEW TOTAL GROSS AREA: 20.874 ACRES
AREA IN R/W:
EXISTING (WARDS CORNER RD): 0.16 ACRES
PROPOSED: 2.08 ACRES

NET TOTAL AREA: 18.634 ACRES
AREA IN LOTS (BUILDABLE): 15.99 ACRES
AREA IN LOTS (NON-BUILDABLE): 2.64 ACRES

SCHOOL DISTRICT: MILFORD SCHOOL DISTRICT

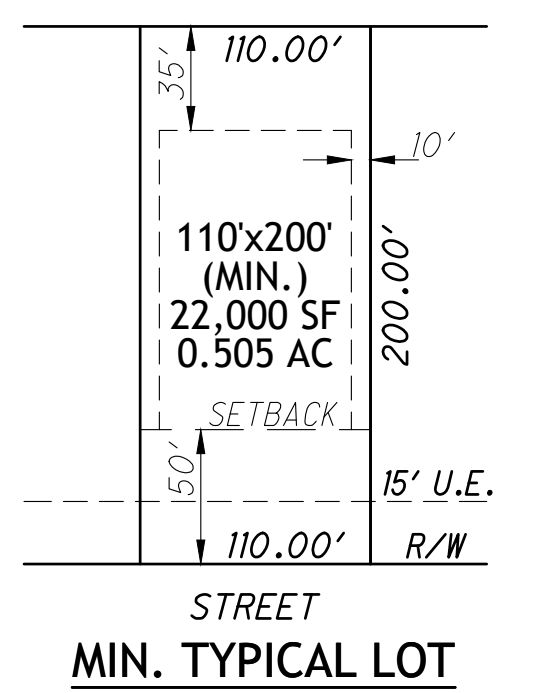
NOTES

- ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.
- STREET LIGHTING TO BE PROVIDED BY DUKE ENERGY.
- CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.
- STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PROPOSED STREET RIGHT OF WAY TO BE 50' IN WIDTH AND STREETS TO BE 24' BACK OF CURB TO BACK OF CURB WITH SIDEWALKS.
- A TRAFFIC IMPACT STUDY IS NOT REQUIRED PER CLERMONT COUNTY ENGINEER'S OFFICE.
- SANITARY WILL TIE INTO THE EXISTING MANHOLE IN THE SOUTHERN CORNER OF THE PROPERTY COMING FROM HAWLEY FARMS SUBDIVISION AND WILL BE GRAVITY. WATER TO TIE INTO EXISTING WATER MAIN THAT RUNS ALONG WARDS CORNER ROAD.
- PER MIAMI TOWNSHIP ZONING RESOLUTION 25.08 C. THIS SECTION STATES, "IN ANY CASE WHERE A PLATTED SUBDIVISION OR MULTIFAMILY DEVELOPMENT ABUTS A COLLECTOR OR ARTERIAL STREET, SIDEWALKS SHALL BE PROVIDED ALONG THE COLLECTOR OR ARTERIAL FOR THE ENTIRE DISTANCE THAT PROPERTY ABUTS SAID STREET". A VARIANCE REQUEST WAS SUBMITTED TO THE TOWNSHIP ON MAY 21, 2025 WITH A HEARING DATE OF JULY 2, 2025.
- IT IS ASSUMED SUBDIVISION WILL BE BUILT AND PLATTED IN ONE PHASE.

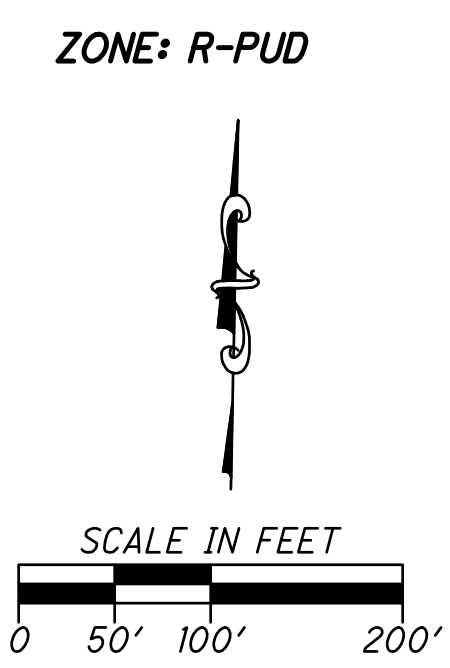
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OPEN SPACE
SUBD. BOUNDARY
SETBACK LINE



STREET
MIN. TYPICAL LOT

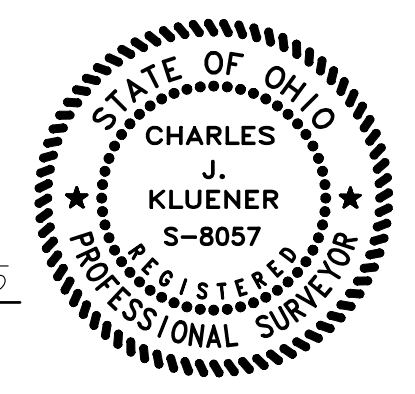


Curve #	Length	Radius	Delta
C1	125.14'	200.00'	35°51'00"
C2	393.09'	200.00'	112°36'48"
C3	71.79'	350.00'	11°45'09"
C4	130.21'	200.00'	37°18'04"

JADA REAL ESTATE HOLDINGS
NO. 1, LLC
O.R. 1352, PG. 1210
30.84 ACRES

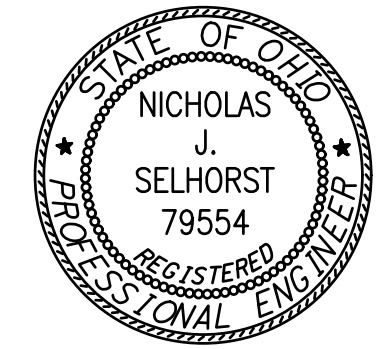
Charles J. Klueener
CHARLES J. KLUENER, P.S. #8057

06-02-2025
DATE



Nicholas J. Selhorst
NICHOLAS J. SELHORST, P.E.
P.E. - #79554

06-02-2025
DATE



REVISIONS:

FILE NAME	DATE
LOT LAYOUT	
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT NO.	CLEMA2411
DATE	06-02-2025
SHEET NUMBER	1 OF 3

TRAILSIDE ESTATES SUBDIVISION DESIGN PLAN

LOCATED IN ROBERT TODDS MILITARY SURVEY No. 1017
MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO

OWNER:
DAVID H. TODD TRUSTEE & TODD HAWLEY JR
P.O. BOX 14
MAINEVILLE, OH 45147

APPLICANT:
ROBERT LUCKE GROUP
SUITE B
CINCINNATI, OH 45249
SCOTT LUCKE
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ENGINEER:
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LOVELAND, OH 45140
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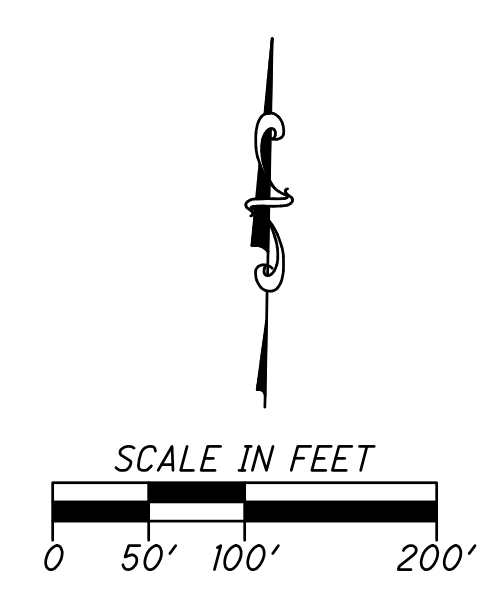
VICINITY MAP
N.T.S.

PLAN LEGEND

- ▲ PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER
- PROP. LIGHT POLE
(PROVIDED BY DUKE ENERGY)



Curve #	Length	Radius	Delta
C1	125.14'	200.00'	35°51'00"
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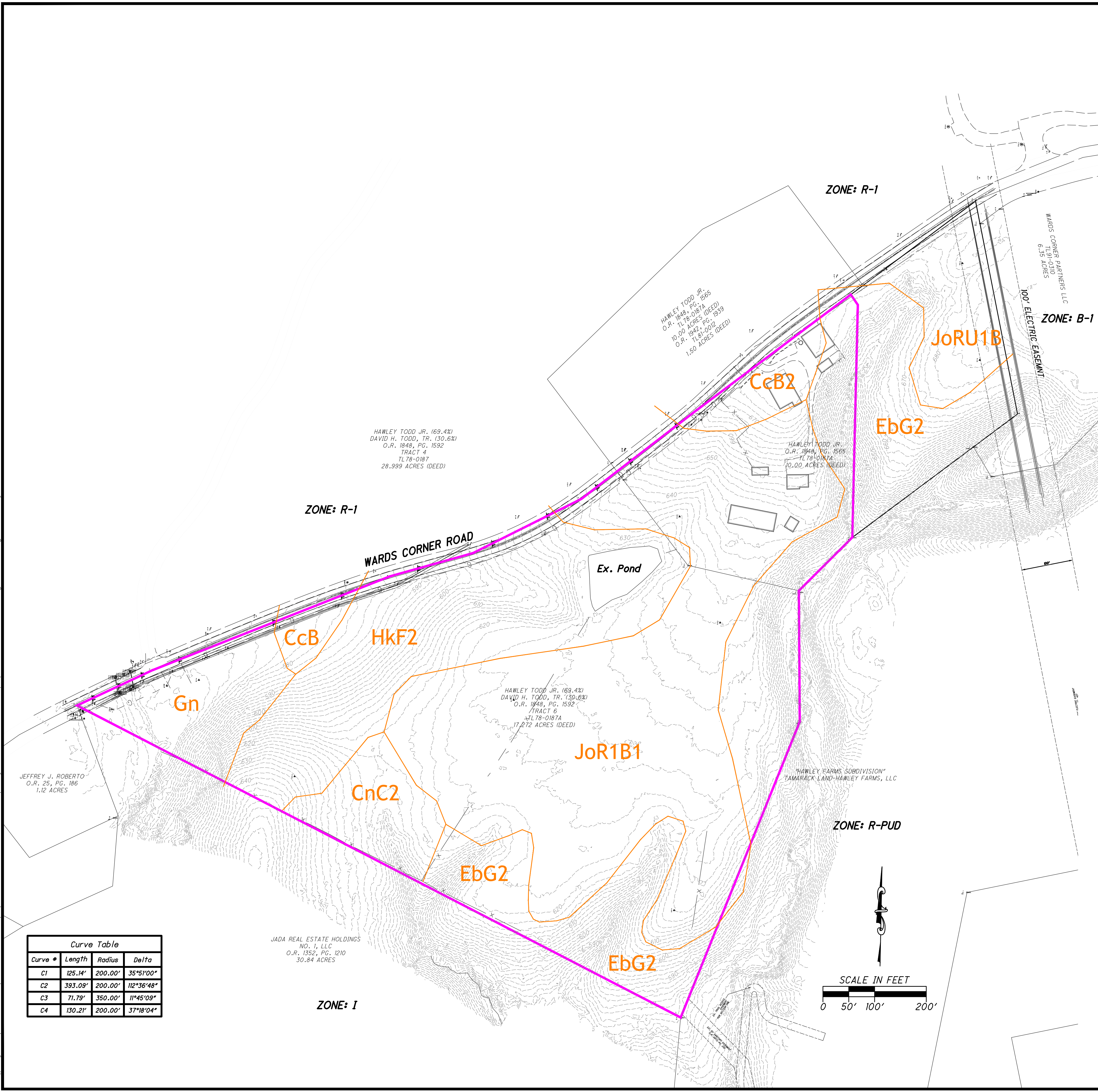
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TRAILSIDE ESTATES SUBDIVISION
MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO
UTILITY LAYOUT

REVISIONS:
FILE NAME UTILITY LAYOUT
DRAWN BY S.J.G.
CHECKED BY N.N.S.
PROJECT No. CLEMA2411
DATE 06-02-2025
SHEET NUMBER 2 OF 3

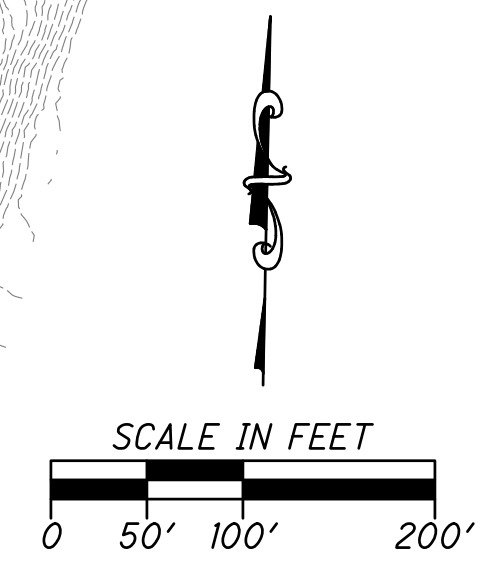
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Curve Table			
Curve #	Length	Radius	Delta
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C4	130.21'	200.00'	37°18'04"

SOILS LEGEND	
CcB	CINCINNATI SILT LOAM, 2-6% SLOPES
CcB2	CINCINNATI SILT LOAM, 2-6% SLOPES, ERODED
CcD2	CINCINNATI SILT LOAM, 12-18% SLOPES, MODERATELY ERODED
CnC2	CINCINNATI SILT LOAM, 6-12% SLOPES, ERODED
EbE2	EDENTON LOAM, 18-25% SLOPES, ERODED
EbG2	EDENTON LOAM, 25-50% SLOPES, ERODED
Gn	GENESEE SILT LOAM, 0-2% SLOPES, OCCASIONALLY FLOODED
HkF2	HICKORY LOAM, 18-35% SLOPES, MODERATELY ERODED
JoR1B1	JONESBORO-ROSSMOYNE SILT LOAMS, 2-6% SLOPES
JoRU1B	JONESBORO-ROSSMOYNE-URBAN LAND COMPLEX, 2-6% SLOPES



SIDNEY, OHIO 937.997.0200
 LOVELAND, OHIO 513.239.8554
 WWW.CHOICEONEENGINEERING.COM

TRAILSIDE ESTATES SUBDIVISION
MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO
EXISTING CONDITIONS

REVISIONS:

FILE NAME	EXISTING CONDITION
DRAWN BY	SJG
CHECKED BY	NNS
PROJECT No.	CLEMA2411
DATE	06-02-2025
SHEET NUMBER	3 OF 3

CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW

Date May 19, 2025 A/P # _____

Name of Subdivision TRAILSIDE ESTATES

Location 407 WARDS CORNER ROAD (PIN 182518C229 & 182518C230)

Township MIAMI TOWNSHIP Military Survey ROBERT TODD M.S. NO.1017

Complete Parcel Identification Number (PIN) 182518C229 & 182518C230

Have **ALL** Concept Plan Review Letters been Obtained? _____
(See Design Plan Review Required Items Checklist, provide Documentation upon submittal)

Name of Applicant SCOTT LUCKE (ROBERT LUCKE GROUP)

Address 8825 CHAPEL SQUARE DRIVE

City CINCINNATI State OH Zip 45249

Phone 513-309-3109 Fax _____ Email SCOTT@ROBERTLUCKEGROUP.COM

Name of Owner of property to be subdivided DAVID H. TODD TRUSTEE & TODD HAWLEY JR

Address P.O. BOX 14

City MAINEVILLE State OH Zip 45147

Phone _____ Fax _____ Email _____

Name of applicant's surveyor or engineer NICK SELHORST (CHOICE ONE ENGINEERING)

Address 8956 GLENDALE MILFORD ROAD

City LOVELAND State OH Zip 45140

Phone 513-239-8554 Fax _____ Email NNS@CHOICEONEENGINEERING.COM

Acreage owned 23.843 AC Acreage proposed to be subdivided 20.874 AC

Current Zoning Classification R-1 (MIAMI TOWNSHIP)

Proposed Zoning Changes N/A

Proposed Land Use SINGLE-FAMILY RESIDENTIAL

Is this a proposed "Special Development"? (See Article VII Sub Reg's) NO
(If yes, please attach completed "Special Development" Form)

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision TRAILSIDE ESTATES

Are you requesting any variances from the Subdivision Regulations? NO

(If yes, please attach completed variance application form(s))

List all materials or attachments submitted:

	Number	Item
A.	<u>1</u>	<u>REVIEW CHECK</u>
B.	<u>5</u>	<u>CONCEPT REVIEW LETTERS</u>
C.	<u>10</u>	<u>DESIGN PLAN APPLICATIONS</u>
D.	<u>10</u>	<u>24X36 DESIGN PLANS</u>
E.	<u>10</u>	<u>11X17 DESIGN PLANS</u>
F.	<u>1</u>	<u>FLASH DRIVE</u>
G.	_____	_____

AFFIDAVIT

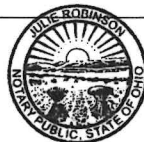
I, Rosen & Lucke, the applicant herein, do apply for Design Plan approval for TRAILSIDE ESTATES subdivision. I fully understand that the purpose of a Design Plan Review is to examine the basic design factors of a subdivision in order to ascertain whether the proposed design is acceptable and complies with applicable subdivision rules and regulations. I further understand that said Design Plan Review is conducted to approve the subdivision's overall design before detailed engineering and construction plans are submitted for administrative approval. I understand that the Design Plan Review requested constitutes a formal subdivision review pursuant to Section 711.10 of the Ohio Revised Code, and I specifically waive any rights to an approval under said statute until such time as this application for Design Plan Review is submitted to the Commission for approval and is deemed **COMPLETE** by their authorized representative. I certify that I have read the foregoing document and have answered all questions fully and frankly. The answers are complete and true of my own knowledge.

State of Ohio
 County of Hamilton

[Signature]
 Signature of Applicant

Subscribed and sworn to before me
 This 20th day of May

[Signature]
 Notary Public



AD 2025
JULIE ROBINSON
 NOTARY PUBLIC
 STATE OF OHIO
 My Commission Expires
 01-22-2030

For Official Use

Date Received _____	Review Fee Paid _____ Check # _____
Action Taken: _____ _____	



Parent Project # _____

Design Plan PL # _____

Design Plan Submittal Fee Breakdown – Effective Date January 1, 2022

Project Name: TRAILSIDE ESTATES

Engineer: NICK SELHORST (CHOICE ONE ENGINEERING)

Number of Buildable Lots: 22

Number of Open Space Lots: 2

Tier System for Subdivisions:

1-50 units (buildable lots) = \$50 per unit.

51-100 units (buildable lots) = \$25 per unit

Any # over 100 units (buildable lots) = \$10 per unit

County Submittal Fees:

Application Fee = \$ 50

1-50 units: 50 x 22 = \$ 1,100

51-100 units: 25 x _____ = \$ _____

Over 100 units 10 x _____ = \$ _____

Total Amount Due @ Design Plan = \$ 1,100

WMSC Fees: *(Recommend to be paid at the first submittal but not required)*

Subdivision WMSC Fee = \$ **500**

Phase 2 NPDES Fee = \$ **60**

\$20 per unit: 20 x 22 = \$ 440

Total = \$ 2,100

Miscellaneous Fees to be added: _____

- **Variance Request: \$250**
- **Amendment to or Re-Submittal of Approved Plans: \$250**
- **Extension Request: \$250**

Total Amount Due = \$ 2,100 *(Recommend to be paid in full at the first submittal but not required)*