



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON June 24, 2025

VISTA MEADOWS EXPANSION PHASE 1 – DESIGN PLAN

- APPLICANT:** Schnicke Development Group
600 West Loveland Avenue, Suite 11
Loveland, OH 45140
- OWNER:** Douglas M. Auxier and Roger & Todd Winemiller
6428 Taylor Pike
Blanchester, OH 45107
- ENGINEER:** McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B
Cincinnati, OH 45241
- REQUEST:** Requesting approval from the Clermont County Planning Commission for Vista Meadows Expansion Phase 1 – Design Plan
- LOCATION:** The subject property (PIN 022013B002) is located beyond the north termini of Batavia Road and Harvest Meadows Avenue within Batavia Township.
- HISTORY:** Planning Commission recommended approval of the rezoning of the subject property (B-05-ZPD) at the March 2025 Planning Commission Meeting.

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 +/- 29.31 acres with +/- 24.45 acres to be subdivided and 6.86 acres of open space (28%). The project will include open space with a park, a wet retention/detention basin with a fountain, and off-street parking spaces within open space lots.

DEVELOPMENT DATA:

Current Zoning: “PD” Planned Development

School District: CNE LSD

Total Lots: 156 Lots
Area in Residential Lots: -
Area in Open Space: +/- 6.86 acres

Total Site Area: +/- 28.145 acres
Street R/W: 50' (local), 80' (collector)
Density: +/- 6.13 du/a

Number of Units: 150 attached townhomes
Min. Lot Area: +/- 2,400 sq. ft.
Front Yard Setback: 30 ft.
Rear Yard Setback: 20 ft.

Min. Lot Width: 24 ft.
Side Yard Setback: 0-5 ft.

SITE ACCESS:

The Design Plan shows access via connections to Batavia Road and Harvest Meadows Avenue.

STAFF ANALYSIS:

Per the review of Vista Meadows – 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. Lots 21-28 appear to be accessed by a common drive. Section 510(A)(1) of the Clermont County Subdivision Regulations states no more than five lots shall be served by a common driveway. This should be a private street with ingress/egress easements for the affected lots.
2. 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.
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.

Engineer's Office Comments:

1. Proper Road Names need to be provided for the proposed roads. The unnamed road, connecting Batavia Road and Harvest Meadows Subdivision must be named Harvest Meadows Avenue, as it is a continuation of an existing road.
2. The width of Harvest Meadows Avenue South or Proposed Road C needs to be adjusted. The width of road needs to be 24 Feet.
3. The proposed parking spaces located within the inside of the proposed knuckle need to be removed. Parking spaces within knuckles impede sight distance and create unnecessary points of conflict.
4. Parking spaces not associated with a dwelling must access the proposed public road by way of a single commercial driveway. The proposed detached parking areas need to be adjusted or eliminated. If the proposed parking spaces are not adjusted or eliminated written Township approval needs to be provided during construction plan approval.
5. The findings of the approved Traffic Impact Study will need to be addressed on the construction drawings.
6. The proposed Light Poles within the Cul-de-Sacs need to be relocated. The Light Posts cannot be located within the Cul-De-Sacs.
7. The proposed access to Lots 21 through 28 needs to be labeled as a "Private Street." The access needs to comply with Clermont County's requirements for Private Streets.
8. 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. Public water mains and Sanitary Sewer easements need to be 30' with a 10'/20' split. Show and label the appropriate easements as public.
2. Fire Hydrants are required to have a 15'x15' square easement. Only it needs to be shown where it could be near the utility easement limits.
3. There are manholes spaced greater than 400 feet between each other.

4. For the design review you will need to provide the appropriate sheets with detail sheets, elevation profile sheets and appropriate general notes of the rules & regulations, specifications, and details.
5. Show applicable rim and invert elevations of manholes along with manhole identifications.
6. Show sanitary sewer lateral connections

Water Management & Sediment Control Comments:

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

Soil & Water Conservation District

1. Positive drainage needs to be provided in the rear of Lots 124-150. Additional storm sewers or other drainage improvements may be needed
2. Consideration may want to be given to establishing a buffer between lots 110-150 and the future solar farm to the north and east.

STAFF RECOMMENDATION:

Based on Staff Analysis, staff requests a motion to **APPROVE** the Vista Meadows Expansion Phase 1 – 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, Batavia Township, the State of Ohio, or any other applicable agency.

Attachments:

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

**CLERMONT COUNTY PLANNING COMMISSION
APPLICATION FOR DESIGN PLAN REVIEW**

Date 05/28/2025

A/P # _____

Name of Subdivision Vista Meadows Expansion Phase 1

Location Beyond the north termini of Batavia Road and Harvest Meadows Avenue.

Township Batavia Township Military Survey Johsnon's Military Survey #3329

Complete Parcel Identification Number (PIN) 022013B002

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

Name of Applicant Schnicke Development Group

Address 600 West Loveland Avenue, Suite 11

City Loveland State Ohio Zip 45140

Phone 828-551-5532 Fax _____ Email matt@schnickedevelopmentgroup.com

Name of Owner of property to be subdivided Douglas M. Auxier and Roger & Todd Winemiller

Address 6428 Taylor Pike

City Blanchester State Ohio Zip 45107

Phone 513-479-3825 Fax _____ Email toddwinemiller@aol.com

Name of applicant's surveyor or engineer McGill Smith Punshon, INC.

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip 45241

Phone 513-759-3247 Fax _____ Email rarnold@mspddesign.com

Acreage owned 29.31 ac. Acreage proposed to be subdivided 24.45 ac.

Current Zoning Classification PD

Proposed Zoning Changes PD

Proposed Land Use Multi-Family Townhouse Residential

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

DEVELOPMENT CHARACTERISTICS:

Number of proposed lots 156 Typical lot width 24'

Number of proposed unit's 150 Typical lot area 2,400 sf

Single Family Attached Multi-Family 150

Acreage to be devoted to recreation, parks or open space 6.86 ac.

Recreation facilities to be provided Not Applicable

Proposed method of supplying water service Public Water system by CCWRD

Proposed method of sanitary waster disposal Public Sanitary Sewer System by CCWRD

(If on-site disposal systems are proposed, please attach letter certifying Board of Health approval).

APPLICATION FOR DESIGN PLAN REVIEW

Name of Subdivision Vista Meadows Expansion Phase 1

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.	10	Application
B.	10	Design Plan (24 x 36)
C.	10	Design Plan (11 x17)
D.	1	Thumb Drive of Digital Files
E.	5	Applicable Concept Plan Letters
F.	1	Design Plan Letter
G.	1	Fee

AFFIDAVIT

I, Richard Arnold, agent for, the applicant herein, do apply for Design Plan approval for Vista Meadows Expansion Phase 1 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 Clermont

Richard Arnold
Signature of Applicant

Subscribed and sworn to before me
This 28th day of May A.D. 2025

Melanie Wittich
Notary Public



For Official Use

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