



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON JANUARY 27, 2026

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## VARIANCE CASE: V-01-26

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- APPLICANT:** McGill Smith Punshon, Inc.  
3700 Park 42 Drive, Suite 190B  
Cincinnati, OH 45241
- REQUEST:** V-01-26 variance request to the Clermont County Subdivision Regulations. The applicant requests approval of a variance from the Clermont County Subdivision Regulations: Article V, Section 504.B.3, for a variance to allow a cul-de-sac to serve more than the maximum of 30 lots.
- LOCATION:** The subject property (PINs 182404B028, 182404C099, & 182404C016) is located at 5785 & 5867 Deerfield Road in Miami Township.
- HISTORY:** Clermont County Planning Commission recommended approval of the original PUD plan on February 22, 2022, and approved the Design Plan in May of 2022. The Planning Commission recommended approval of a revised PUD plan in September of 2025.

**CONTENTS OF REPORT:**

- Exhibit A: Variance Application
- Exhibit C: Parcel Map
- Exhibit D: Proposal Map

**VARIANCE REQUESTED:**

The applicant requests approval of a variance from the *Clermont County Subdivision Regulations*: Article V, Section 504.B.3, for a variance to allow a cul-de-sac to serve more than the maximum of 30 lots.

**Article V, Section 504.B.3:**

- 3. The maximum length for cul-de-sacs shall be nine hundred (900) feet from the center line of the intersecting street to the radius point of the cul-de-sac, or as needed to serve a maximum of 30 lots.*

The applicant has requested a variance from the Clermont County Subdivision Regulations. Per the applicant's letter:

The original Design Plan proposed an extension of the south end of Antler Drive to intersect Pondside Lane. A later detailed investigation of grading necessary to achieve this intersection revealed extraordinary grading requirements that adversely affected an adjacent wooded hillside area and watercourse that could otherwise remain unaffected.

Front yard setback requirements for Lot 196 largely determines the length of Pondside Drive. As such, eliminating Lot 194 in order to eliminate the need for the variance will allow only a modest reduction in the length of the street such that whether there are 30 or 31 lots, the street length will not appreciably change. Enabling the 31st lot enables full utilization of the infrastructure that will be constructed.

**STAFF ANALYSIS:**

**Article IX, Section 908:**

*A Variance(s) may be granted when the applicant can demonstrate to the Planning Commission each of the following:*

- 1. The particular physical surroundings, environmental constraints, shape, topographical, or other exceptional conditions of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant if the provisions of these regulations were strictly enforced.*
- 2. The granting of the variation will not be detrimental to the public health, safety, the intent and purpose of these regulations, to the desirable development of the neighborhood or community. To the general welfare, or to other property or improvements in the neighborhood in which the property is locate*
- 3. The special circumstances or conditions are created by the provisions or requirements of these regulations and not the result of any act of the applicant.*
- 4. The variation requested is the minimum adjustment necessary to mitigate the hardship brought by these regulations.*

When not including the frontage lots along Rock Creek Drive, the total amount of proposed lots served by the cul-de-sac (Pondside Lane) would be 31 total lots. Below are the staff findings related to the staff analysis.

**STAFF FINDINGS:**

1. The topography of the site poses significant issues related to the development of Grove Park as initially approved.
2. The variation from these regulations would not pose a significant threat nor be detrimental to the existing community's public health, safety, or desirable development.
3. Due to the grading issues only becoming noticeable with a detailed engineering analysis, which typically comes at a latter stage in development, the special circumstances leading to the request for this variance **are not** a direct action taken by the applicant.
4. The requested variance is the minimum adjustment necessary to mitigate the hardship imposed by the Subdivision Regulations and would permit the applicant a full and reasonable use of the land.

**STAFF RECOMMENDATION:**

Based on Staff Analysis, move to **APPROVE** the variance case V-01-26 to allow the cul-de-sac to serve thirty-one (31) residential lots, one (1) more lot than is permitted by Article V, Section 504.B.3 of the *Clermont County Subdivision Regulations* due to the applicant meeting the requirements outlined for a variance in Article IX, Section 908 of the *Regulations*.

**CLERMONT COUNTY PLANNING COMMISSION  
SUBDIVISION REGULATIONS VARIANCE APPLICATION**

Date: 12-31-25 Application Number: \_\_\_\_\_

Complete Parcel ID Number (PIN) 182404C099, 182404B028, 182404C016

Name James H. Watson, McGill Smith Punshon, Inc.

Address 3700 Park 42 Drive, Suite 190B

City Cincinnati State OH Zip Code 45241

1. Location: Grove Park future Phase 5, Pondsides Lane

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Nature of Variance Requested: Section 504.B.3 - Exceed 30 lot limitation on the south dead end of Pondsides Lane.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Justification of Variance: On a separate sheet, please attach a statement relative to why the variance from requirements of the Clermont County Subdivision Regulations is requested. The statement should address such issues as:

- A. Exceptional topographical conditions or other conditions peculiar to this particular parcel of land
- B. Why a literal interpretation of the regulations would deprive the applicant of rights enjoyed by other property owners
- C. That the peculiar conditions do not result from the previous actions of the applicant
- D. The requested variance is the minimum variance that will allow a reasonable division of the land

\* The applicant is required to include a sketch of the area showing the location and characteristics of the requested variance along with all other application materials.

I certify that all information contained in this application and the supplementary materials submitted here forth are true and correct.

  
Signature of Applicant

**Official Use Only**

Date Filed: \_\_\_\_\_

Review Fee Paid: \_\_\_\_\_

Check #: \_\_\_\_\_

Action Taken: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

December 31, 2025

Grove Park Subdivision  
Deerfield Road, Miami Township  
Subdivision Variance Request

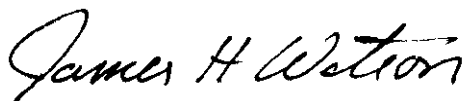
This application proposes a variance request for the dead-end portion of Pondside Lane south of Rock Creek Drive on which thirty-one lots are proposed, slightly exceeding the 30-lot limitation set forth in Section 504.B.3 of the subdivision regulations. The original Design Plan proposed an extension of the south end of Antler Drive to intersect Pondside Lane. A later detailed investigation of grading necessary to achieve this intersection revealed extraordinary grading requirements that adversely affected an adjacent wooded hillside area and watercourse that could otherwise remain unaffected.

Front yard setback requirements for Lot 196 largely determines the length of Pondside Drive. As such, eliminating Lot 194 in order to eliminate the need for the variance will allow only a modest reduction in the length of the street such that whether there are 30 or 31 lots, the street length will not appreciably change. Enabling the 31<sup>st</sup> lot enables full utilization of the infrastructure that will be constructed.

Thanks very much for your consideration of this application.

Sincerely,

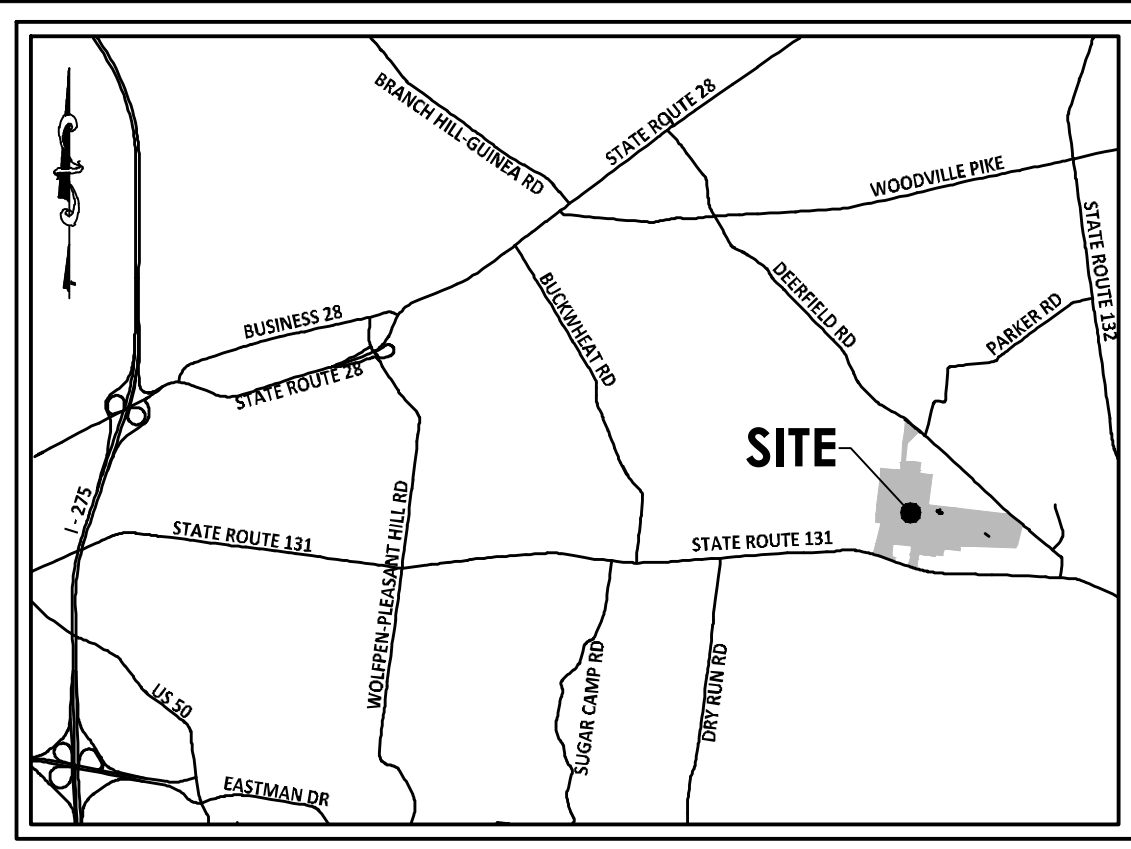
McGill Smith Punshon, Inc.



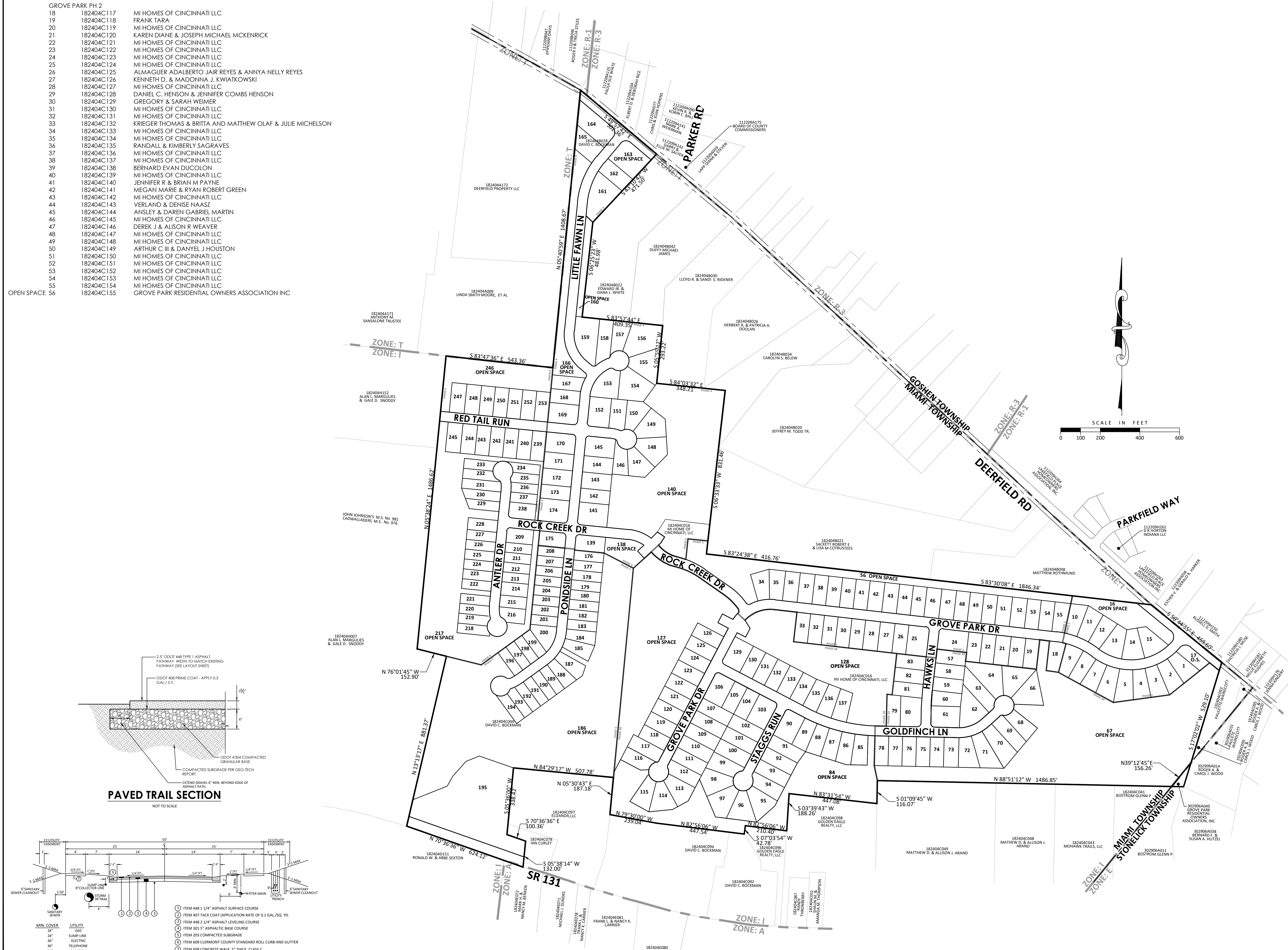
James H. Watson, P.E.  
Executive Vice President

| LOT | PARCEL NO. | OWNER   |
|-----|------------|---|
| 1   | 182404100  | MI HOMES OF CINCINNATI LLC                    |
| 2   | 182404101  | PARESH PATEL                                  |
| 3   | 182404102  | THEODORE C STRASINGER                         |
| 4   | 182404103  | CHARLES P & SUSAN F EISENHAEUER               |
| 5   | 182404104  | KENIL & LEENA PATEL                           |
| 6   | 182404105  | KEVIN SCOTT & PAMELA MARIE HIZAR              |
| 7   | 182404106  | AKINLABI GEORGE & NIA MODESTE-GEORGE          |
| 8   | 182404107  | JUSTIN & MEGAN MAYFIELD                       |
| 9   | 182404108  | DANIEL A & ELIZABETH HORNBACK                 |
| 10  | 182404109  | STEPHANIE C LAROC                             |
| 11  | 182404110  | CHERYL & SCOTT HENDERSON                      |
| 12  | 182404111  | CASSANDRA & ADAM MUDDIMAN                     |
| 13  | 182404112  | JAMES & SHERRY REYNOLDS                       |
| 14  | 182404113  | JOHN & SHERRI LENNON                          |
| 15  | 182404114  | LINDSEY & VERNON FITCH                        |
| 16  | 182404115  | GROVE PARK RESIDENTIAL OWNERS ASSOCIATION INC |
| 17  | 182404116  | GROVE PARK RESIDENTIAL OWNERS ASSOCIATION INC |

| LOT | PARCEL NO. | OWNER  |
|-----|------------|--|
| 18  | 182404117  | MI HOMES OF CINCINNATI LLC                                 |
| 19  | 182404118  | FRANK TARA   |
| 20  | 182404119  | MI HOMES OF CINCINNATI LLC                                 |
| 21  | 182404120  | KAREN DIANE & JOSEPH MICHAEL MCKENRICK                     |
| 22  | 182404121  | MI HOMES OF CINCINNATI LLC                                 |
| 23  | 182404122  | MI HOMES OF CINCINNATI LLC                                 |
| 24  | 182404123  | MI HOMES OF CINCINNATI LLC                                 |
| 25  | 182404124  | MI HOMES OF CINCINNATI LLC                                 |
| 26  | 182404125  | ALMAGUER ADALBERTO JAIR REYES & ANNYA NELLY REYES          |
| 27  | 182404126  | KENNETH D. & MADONNA J. KWIATKOWSKI                        |
| 28  | 182404127  | MI HOMES OF CINCINNATI LLC                                 |
| 29  | 182404128  | DANIEL C. HENSON & JENNIFER COMBS HENSON                   |
| 30  | 182404129  | GREGORY & SARAH WEIMER                                     |
| 31  | 182404130  | MI HOMES OF CINCINNATI LLC                                 |
| 32  | 182404131  | MI HOMES OF CINCINNATI LLC                                 |
| 33  | 182404132  | KRIEGER THOMAS & BRITTA AND MATTHEW OLAF & JULIE MICHELSON |
| 34  | 182404133  | MI HOMES OF CINCINNATI LLC                                 |
| 35  | 182404134  | MI HOMES OF CINCINNATI LLC                                 |
| 36  | 182404135  | RANDALL & KIMBERLY SAGRAVES                                |
| 37  | 182404136  | MI HOMES OF CINCINNATI LLC                                 |
| 38  | 182404137  | MI HOMES OF CINCINNATI LLC                                 |
| 39  | 182404138  | BERNARD EVAN DUCOLON                                       |
| 40  | 182404139  | MI HOMES OF CINCINNATI LLC                                 |
| 41  | 182404140  | JENNIFER R & BRIAN M PAYNE                                 |
| 42  | 182404141  | MEGAN MARIE & RYAN ROBERT GREEN                            |
| 43  | 182404142  | MI HOMES OF CINCINNATI LLC                                 |
| 44  | 182404143  | VERLAND & DENISE NAASZ                                     |
| 45  | 182404144  | ANSLEY & DAREN GABRIEL MARTIN                              |
| 46  | 182404145  | MI HOMES OF CINCINNATI LLC                                 |
| 47  | 182404146  | DEREK J & ALISON R WEAVER                                  |
| 48  | 182404147  | MI HOMES OF CINCINNATI LLC                                 |
| 49  | 182404148  | MI HOMES OF CINCINNATI LLC                                 |
| 50  | 182404149  | ARTHUR C III & DANYEL J HOUSTON                            |
| 51  | 182404150  | MI HOMES OF CINCINNATI LLC                                 |
| 52  | 182404151  | MI HOMES OF CINCINNATI LLC                                 |
| 53  | 182404152  | MI HOMES OF CINCINNATI LLC                                 |
| 54  | 182404153  | MI HOMES OF CINCINNATI LLC                                 |
| 55  | 182404154  | MI HOMES OF CINCINNATI LLC                                 |
| 56  | 182404155  | GROVE PARK RESIDENTIAL OWNERS ASSOCIATION INC              |



VICINITY MAP  
SCALE: 1 INCH = 1 MILE



**DEVELOPMENT DATA**

| PARCEL NUMBERS | OWNERS  |
|----------------|---|
| 182404099      | DAVID C. BOCKMAN  |
| 1824040828     | 5454 WILD ROSE LANE<br>MILFORD, OHIO 45150  |
| 182404016      | M/I HOMES OF CINCINNATI, LLC<br>9349 WATERSTONE BLVD, SUITE 100<br>CINCINNATI, OHIO 45249 |

APPLICANT:  
M/I HOMES OF CINCINNATI, LLC  
9349 WATERSTONE BLVD, SUITE 100  
CINCINNATI, OHIO 45249  
(513) 477-0855

CURRENT ZONING: R-1 WITH R-PUD OVERLAY AND RANCH HOME NEIGHBORHOOD COMPONENT

CURRENT USE: AGRICULTURE, OPEN SPACE, SINGLE FAMILY RESIDENTIAL SINGLE-FAMILY RESIDENTIAL, OPEN SPACE

TOTAL AREA: 142.094 ACRES  
AREA IN LOTS: 65.277 ACRES  
AREA IN OPEN SPACE: 60.382 ACRES (42.4%)  
AREA IN R/W: 16.435 ACRES  
LOT YIELD: 238  
PROPOSED DENSITY: 1.67 UNITS/ACRE

| LOTS 1-15           | LOTS 139, 175-185 | LOTS 141-159     | LOT 195 |
|---------------------|-------------------|------------------|---------|
| 18-55, 57-65, 68-83 | 187-194, 196-216  | 161-162, 164-165 |         |
| 85-126, 129-137     | 218-228, 229-238  | 247-253          |         |

| TYPICAL LOT AREA:        | 10,500 S.F. | 6,750 S.F. | 10,500 S.F. | 3.62 AC. |
|--------------------------|-------------|------------|-------------|----------|
| MIN. FRONT YARD SETBACK: | 70'         | 50'        | 70'         | 100'     |
| MIN. REAR YARD SETBACK:  | 40'         | 25'        | 40'         | 50'      |
| MIN. SIDE YARD SETBACK:  | 30'         | 25'        | 30'         | 35'      |
| BUILDABLE LOT YIELD:     | 7.5'        | 5'         | 7.5'        | 10'      |
|                          | 130         | 62         | 45          | 1        |

THE PROJECT IS PLANNED TO INCLUDE 15 OPEN SPACE LOTS.

**GENERAL NOTES**

- BOUNDARY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD.
- TOPOGRAPHY SHOWN IS A COMBINATION OF FIELD SURVEY & CLERMONT COUNTY G.I.S. CONTOUR INTERVAL IS 2 FT.
- UNDERGROUND CABLE, ELECTRIC, GAS, TELEPHONE, PUBLIC SANITARY SEWER MAINS AND PUBLIC WATER MAINS TO BE INSTALLED TO SERVE THIS DEVELOPMENT. ALL SHALL BE UNDERGROUND.
- NO PART OF SUBJECT PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD ZONE.
- OPEN SPACES, ENTRY FEATURES AND STORMWATER MANAGEMENT BASINS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- STREET LIGHTING IS PLANNED. DOWNLIGHTING SHALL BE USED IF AVAILABLE.
- THE PROJECT WILL BE SERVED BY SANITARY SEWERS VIA THE EXTENSION OF THE EXISTING COUNTY SEWER SYSTEM.
- ROADWAY IMPROVEMENTS WARRANTED AS A RESULT OF THIS PROJECT SHALL COMPLY WITH THE FINDINGS OF A TRAFFIC IMPACT STUDY AS APPROVED BY THE CLERMONT COUNTY ENGINEER'S OFFICE AND OHIO DEPARTMENT OF TRANSPORTATION.
- AMENITIES SHALL INCLUDE COMMUNITY SWIMMING POOL, PICKLEBALL COURTS, WALKING TRAILS, COMMUNITY PLAYGROUND AND GATHERING AREA, WATER FEATURES, AND PRESERVED WOODLANDS.
- BEFORE BUILDING PERMITS ARE ISSUED, SITE SPECIFIC GEOTECHNICAL EVALUATIONS SHALL BE REQUIRED FOR LOTS 117, 118, 139, 141, 176-185.
- A 30 FOOT WIDE CONSERVATION EASEMENT SHALL BE ESTABLISHED ALONG THE MAIN WATERCOURSE LOCATED IN OPEN SPACE LOTS 127, 138, 140, AND 189. THE EASEMENT SHALL BE CENTERED ON THE WATERCOURSE. CONDITIONS OF THIS EASEMENT SHALL BE ENFORCED BY THE GROVE PARK HOMEOWNERS ASSOCIATION. MIAMI TOWNSHIP SHALL HAVE NO RESPONSIBILITY FOR THE ENFORCEMENT OF THIS CONSERVATION EASEMENT.
- PHASES 1, 2, AND 3A ARE CONSTRUCTED AND PLATTED. PHASE 3B IS CONSTRUCTED AND PLATTING IS PENDING.

**GROVE PARK DESIGN PLAN**  
JOHN JOHNSON'S M.S. No. 981  
CADWALLADERS M.S. No. 974  
FRANCIS GRAHAM'S M.S. No. 2405  
JOHN McDOWELL'S M.S. No. 1480  
MIAMI TOWNSHIP  
CLERMONT COUNTY, OHIO  
PROPERTY MAP

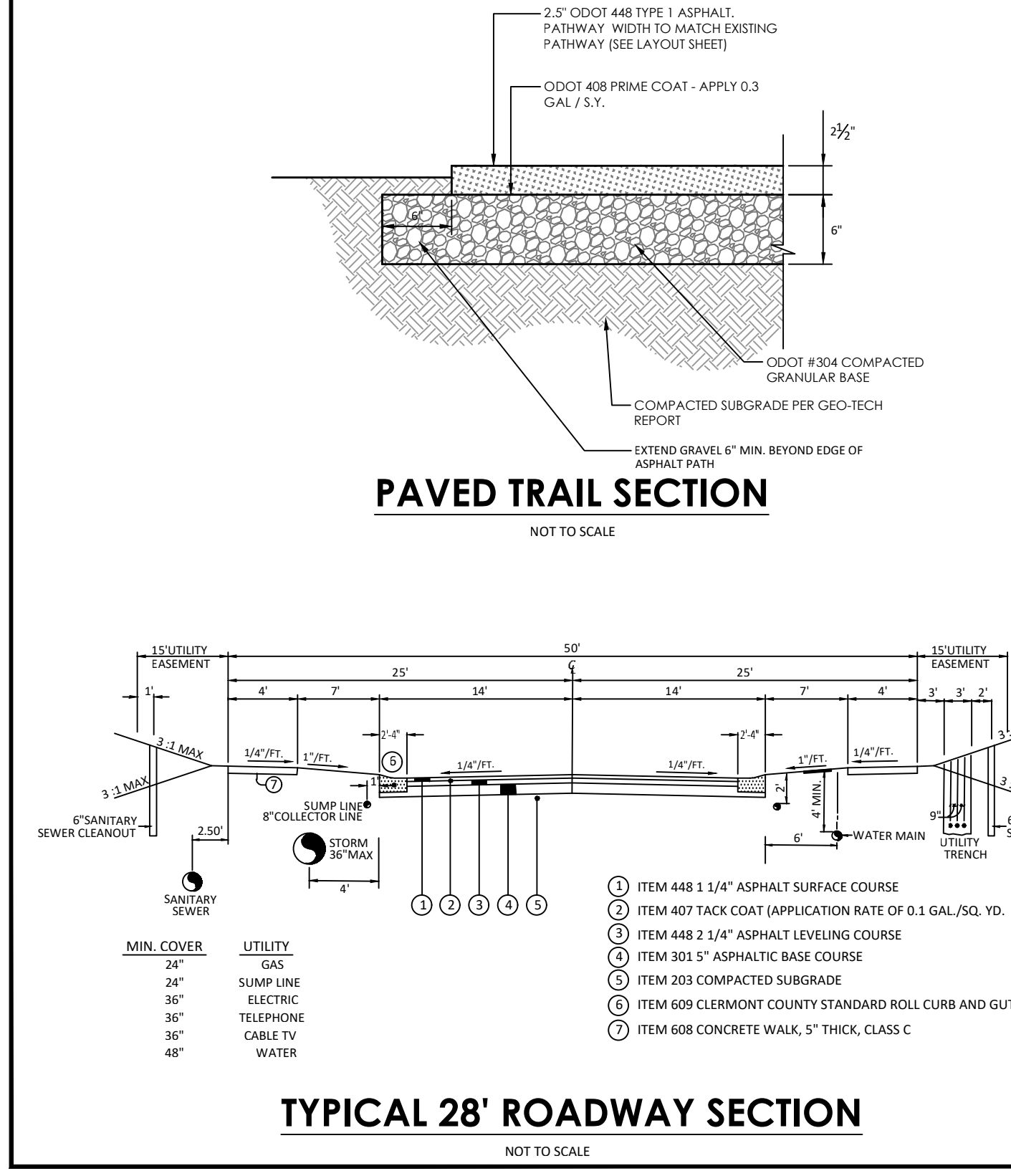


James H. Watson

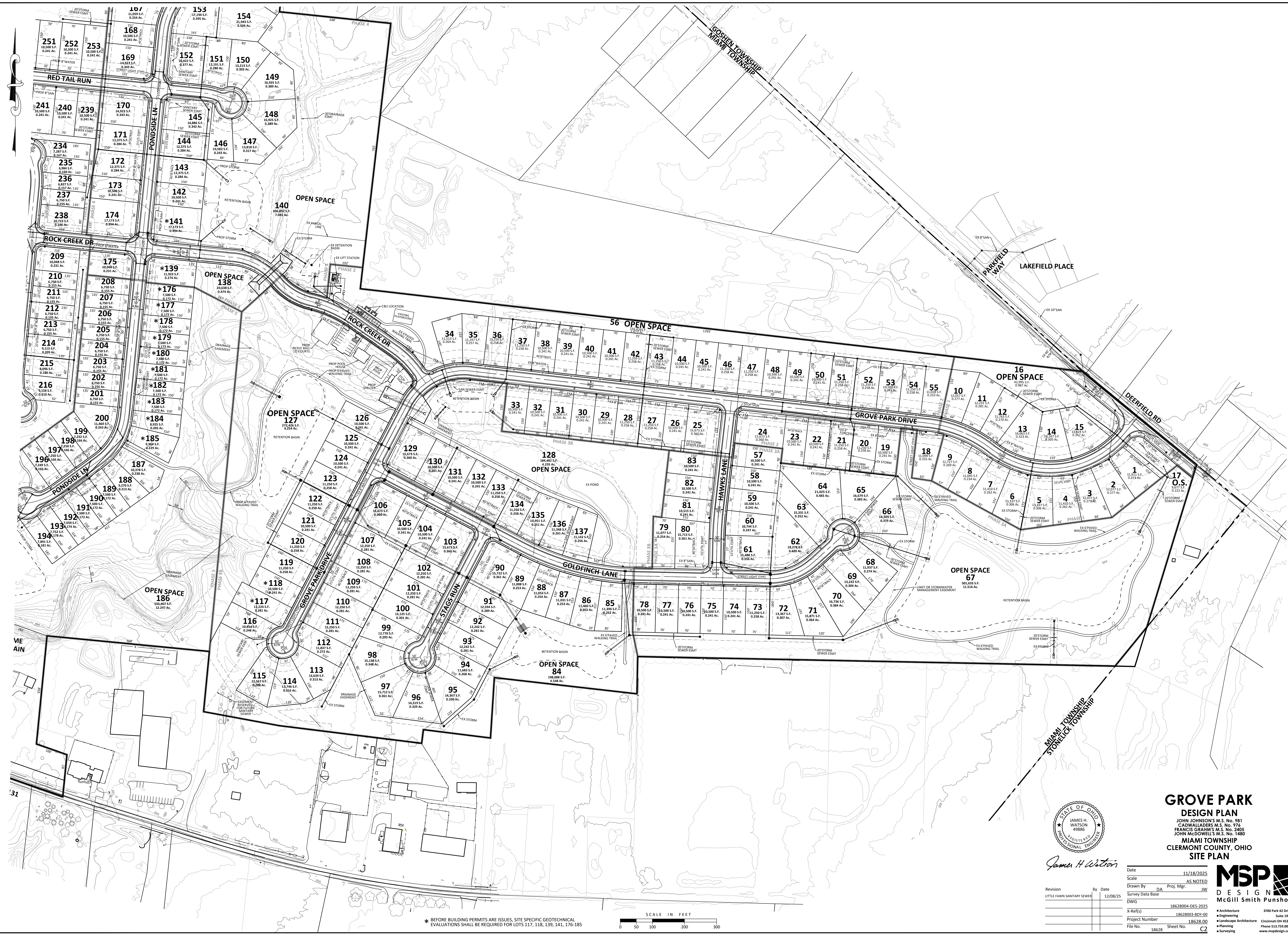
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| Survey Data Base |                   |
| DWG              | 18628004-DES-2025 |
| X-Ref(s)         | 18628003-BOY-00   |
| Project Number   | 18628000          |
| File No.         | 18628             |
| Sheet No.        | C1                |

**MSP DESIGN**  
McGill Smith Punshon

3700 Park 42 Drive  
Suite 1308  
Cincinnati OH 45241  
Phone 513.759.0004  
www.mspsdesign.com



TYPICAL 28' ROADWAY SECTION  
NOT TO SCALE



\* BEFORE BUILDING PERMITS ARE ISSUED, SITE SPECIFIC GEOTECHNICAL EVALUATIONS SHALL BE REQUIRED FOR LOTS 117, 118, 139, 141, 176-185



James H. Watson

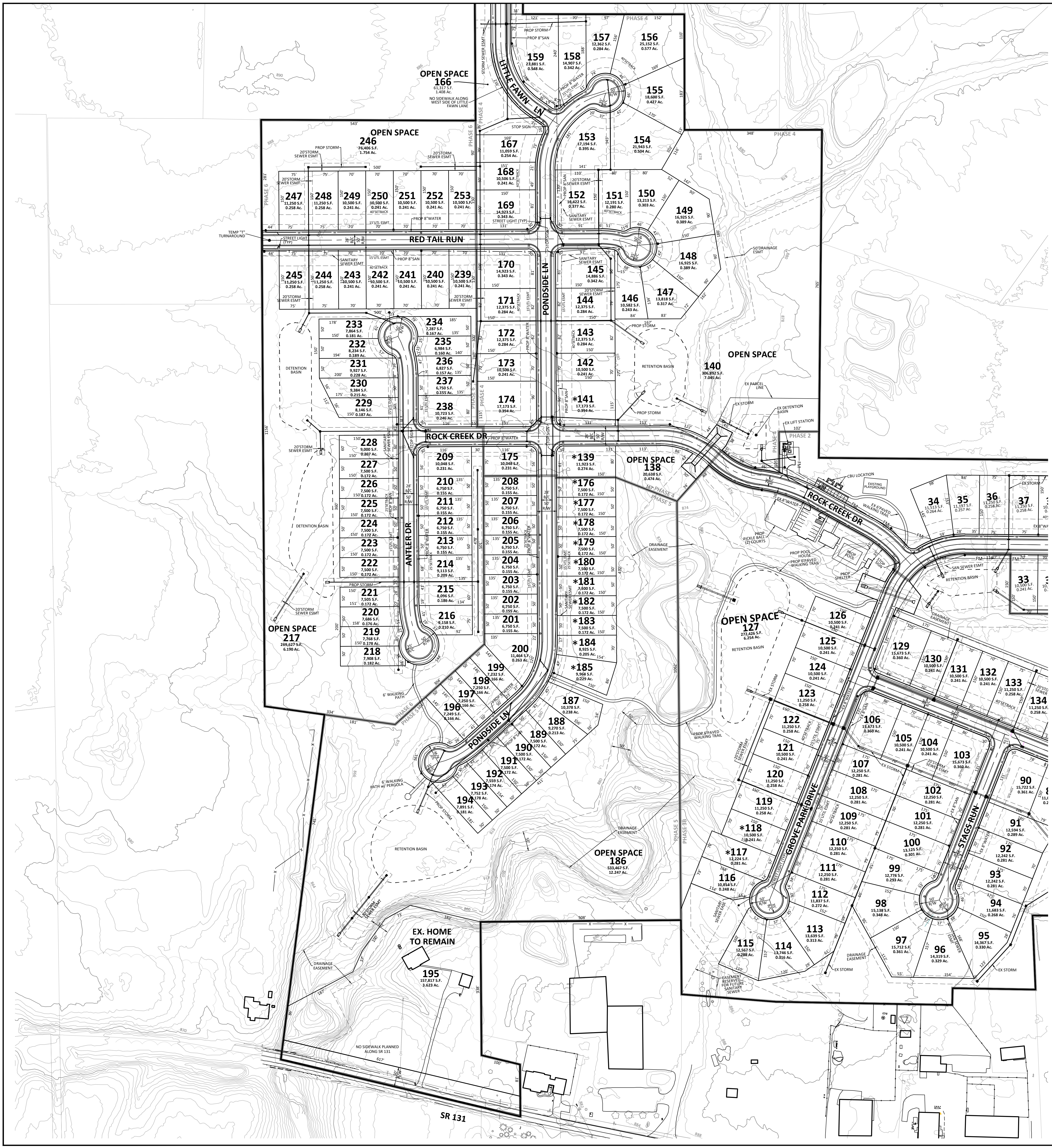
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DESIGN PLAN**  
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FRANCIS GRAHAM'S M.S. No. 2405  
JOHN McDOWELL'S M.S. No. 1480  
MIAMI TOWNSHIP  
CLERMONT COUNTY, OHIO  
SITE PLAN

|                  |                   |
|------------------|-------------------|
| Date             | 11/18/2025        |
| Scale            | AS NOTED          |
| Drawn By         | DA                |
| Proj. Mgr.       | JW                |
| Survey Data Base | DWG               |
| Project Number   | 18628004-DES-2025 |
| File No.         | 18628003-BOY-00   |
| Sheet No.        | C2                |

**MSP**  
DESIGN  
McGill Smith Punshon

3700 Park 42 Drive  
Suite 190B  
Cincinnati OH 45241  
Phone 513.759.0004  
www.mspsdesign.com

• Architecture  
• Engineering  
• Landscape Architecture  
• Planning  
• Surveying



*James H. Watson*

| Revision                   | By | Date     |
|----------------------------|----|----------|
| LITTLE FAWN SANITARY SEWER |    | 12/08/25 |

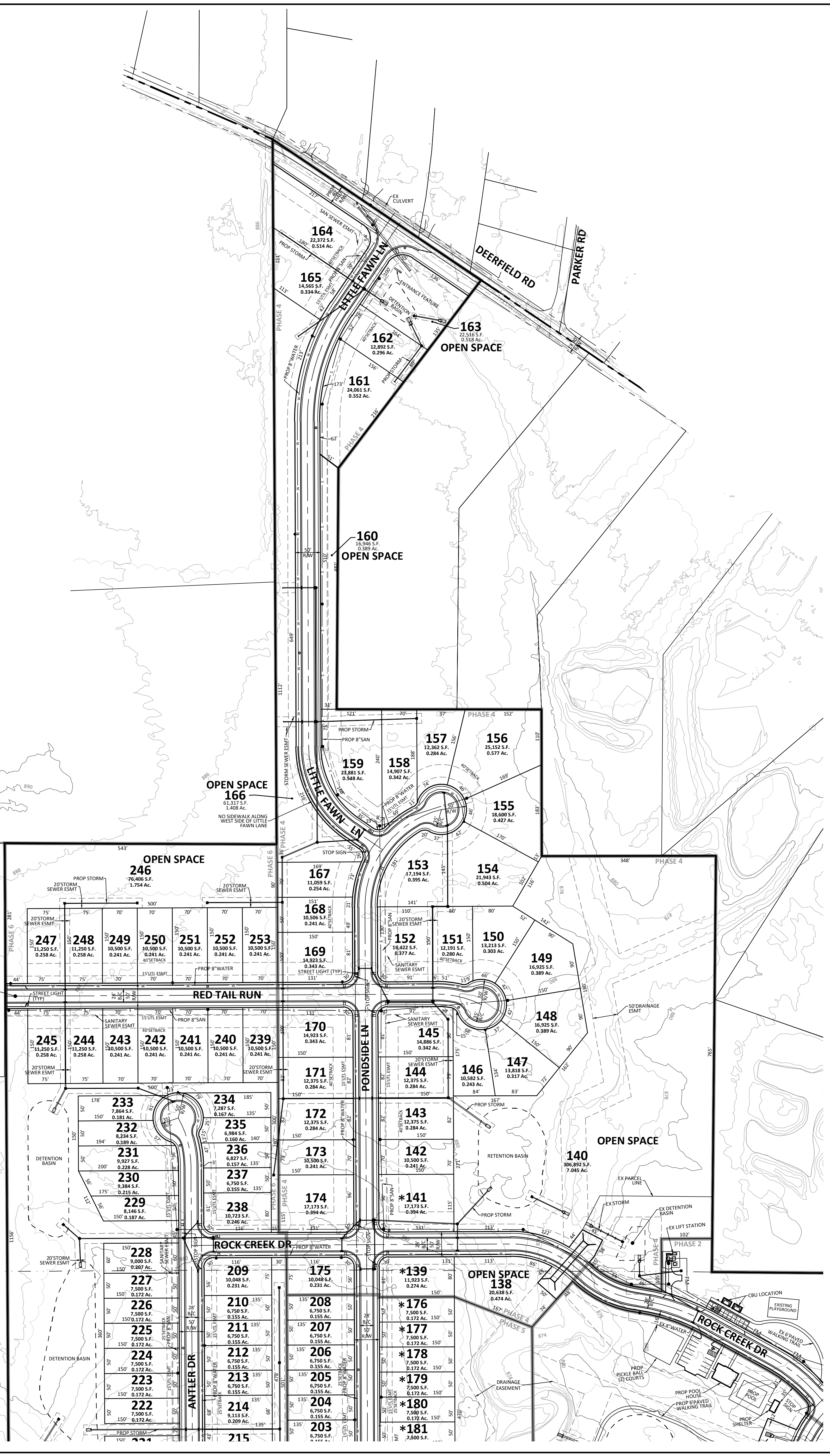
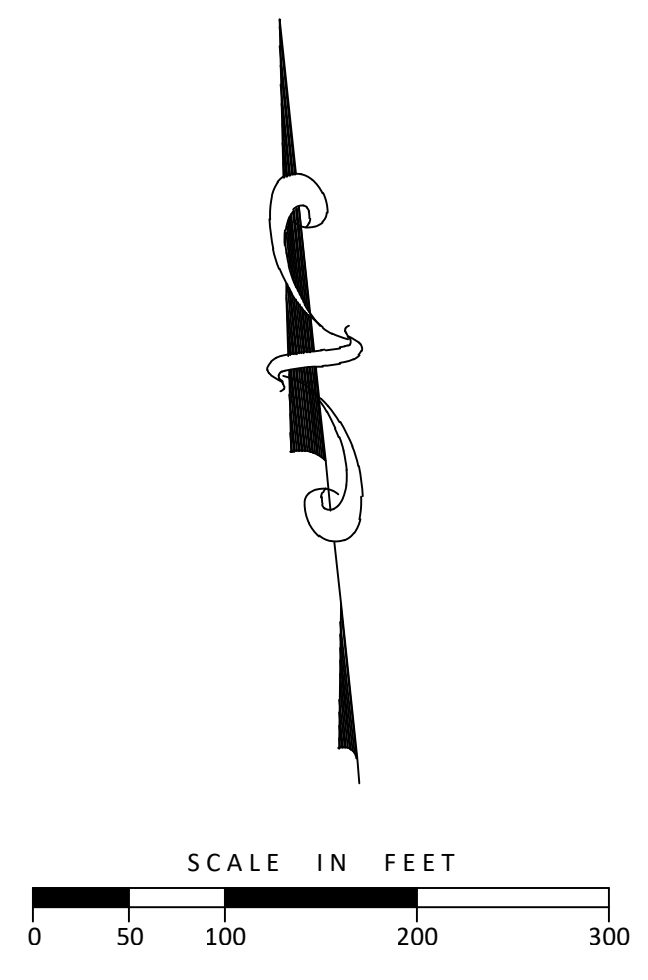
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 Project Number: 18628-00  
 File No.: 18628 Sheet No.: 3



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 JOHN McDOWELL'S M.S. No. 1480  
 MIAMI TOWNSHIP  
 CLERMONT COUNTY, OHIO  
 SITE PLAN

\* BEFORE BUILDING PERMITS ARE ISSUED, SITE SPECIFIC GEOTECHNICAL EVALUATIONS SHALL BE REQUIRED FOR LOTS 117, 118, 139, 141, 176-185



JOHN JOHNSON'S M.S. No. 981  
CADWALLADERS M.S. No. 976



*James H. Watson*

**GROVE PARK  
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JOHN JOHNSON'S M.S. No. 981  
CADWALLADERS M.S. No. 976  
FRANCIS GRAHAM'S M.S. No. 2405  
JOHN McDOWELL'S M.S. No. 1480  
MIAMI TOWNSHIP  
CLERMONT COUNTY, OHIO  
SITE PLAN

|                  |                   |
|------------------|-------------------|
| Date             | 11/18/2025        |
| Scale            | AS NOTED          |
| Drawn By         | DA                |
| Proj. Mgr.       | JW                |
| Survey Data Base |                   |
| DWG              | 18628004-DES-2025 |
| X-Ref(s)         | 18628003-BDY-00   |
| Project Number   | 18628-00          |
| File No.         | 18628             |
| Sheet No.        | C4                |

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• Planning  
• Surveying

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SLOPE AREAS AFFECTED BY DEVELOPMENT

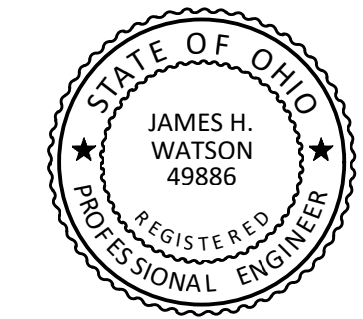
SLOPE AREAS AFFECTED BY DEVELOPMENT

|                           |                    |
|---------------------------|--------------------|
| TOTAL WOODED AREA         | 66.1 ACRES         |
| WOODED AREA TO BE CLEARED | 38.9 ACRES         |
| WOODED AREAS TO REMAIN    | 27.2 ACRES (41.1%) |

**SOILS LEGEND**

|        |  |
|--------|--|
| CcD2   | CINCINNATI SILT LOAM (12-18% SLOPES)                 |
| Cle1A  | CLERMONT SILT LOAM (0-1% SLOPES)                     |
| CnC2   | CINCINNATI SILT LOAM (6-12% SLOPES)                  |
| EbD2   | EDENTON LOAM (12-18% SLOPES)                         |
| EbE2   | EDENTON LOAM, MODERATELY ERODED (18-25% SLOPES)      |
| JoR1A1 | JONESBORO-ROSSMOYNE SILT LOAMS (0-2% SLOPES)         |
| JoR1B1 | JONESBORO-ROSSMOYNE SILT LOAMS (2-6% SLOPES)         |
| JoR1B2 | JONESBORO-ROSSMOYNE SILT LOAMS (2-6% SLOPES, ERODED) |
| RpC2   | ROSSMOYNE SILT LOAM (6-12 SLOPES, ERODED)            |
| WsS1A1 | WESTBORO-SCHAFFER SILT LOAMS (0-2% SLOPES)           |
| WsS1B1 | WESTBORO-SCHAFFER SILT LOAMS (2-4% SLOPES)           |

|                                     |                   |
|-------------------------------------|-------------------|
| SLOPES AREAS 20% OR GREATER         | 3.3 ACRES         |
| SLOPE AREAS AFFECTED BY DEVELOPMENT | 0.1 ACRES         |
| SLOPE AREA PRESERVED                | 3.2 ACRES (96.9%) |



*James H. Watson*

|          |    |      |
|----------|----|------|
| Revision | By | Date |
|          |    |      |
|          |    |      |
|          |    |      |

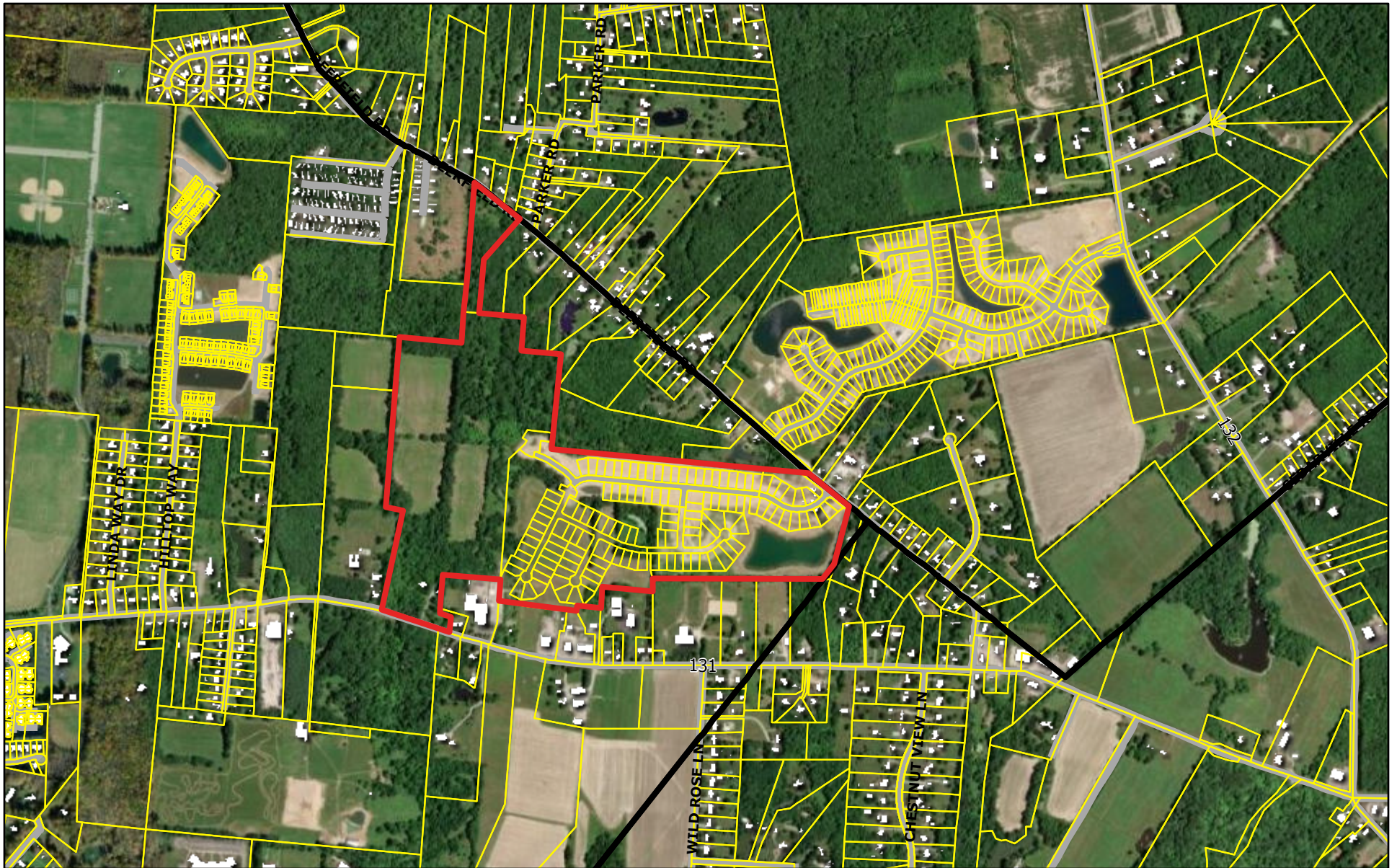
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 JOHN McDOWELL'S M.S. No. 1480  
**MIAMI TOWNSHIP**  
 CLERMONT COUNTY, OHIO  
**ORIGINAL CONDITIONS PLAN**

|                  |                   |
|------------------|-------------------|
| Date             | 11/18/2025        |
| Scale            | AS NOTED          |
| Drawn By         | DA                |
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| Sheet No.        | C5                |

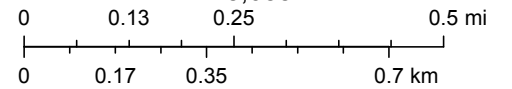
**MSP**  
 DESIGN  
 McGill Smith Punshon

• Architecture 3700 Park 42 Drive  
 • Engineering Suite 1908  
 • Landscape Architecture Cincinnati OH 45241  
 • Planning Phone 513.592.0004  
 • Surveying www.mspsdesign.com

# Parcel Map - Grove Park Revised Design Plan



1:18,688



Vantor

# Zoning Map - Grove Park Revised Design Plan

