

**CLERMONT COUNTY PLANNING COMMISSION
FOURTH REGULAR MEETING
April 22, 2008**

The Fourth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, April 22, 2008 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Potter, Mr. Hoffman, Mr. Johns, Mr. Nichols, Mr. Rouster and Mr. Schultz.

APPROVAL OF MINUTES:

Chairman Schultz asked if there were any questions, additions or corrections to the March Minutes that had been mailed to the members prior to the meeting. A motion to approve the March Meeting Minutes was made by Mr. Nichols, seconded by Mr. Rouster, and carried unanimously (Mr. Johns abstaining due to his absence at the March Meeting).

OLD BUSINESS/NEW BUSINESS

April Work Session

The third work session of 2008 was held on April 9, 2008 at 5:00 p.m. at Permit Central. The topic of conversation was Comprehensive Planning, Housing Element.

May Work Session

The May Work Session will be held on Tuesday, May 14, 2008 at 5:00 p.m. at Permit Central. The topic of conversation is to be Comprehensive Planning – Public Facilities and Services.

STAFF REPORT ON SUBDIVISION CASES

<u>Franklin Landing</u>	<u>Design Plan</u>	<u>Franklin Township</u>
5:10 p.m.		

Mr. Hershner presented the Staff Report for this Replat. Staff's recommendation was for approval of the Design Plan.

Angelo Santoro, Santoro Engineering Company, and Cindy Jenkins and Karen Rust of Clermont 20/20, Inc., were present for this case.

There was discussion about staff recommendation number two, regarding sidewalk improvements along all public rights-of-ways, including State Route 222.

Following discussion, Mr. Johns moved that the Planning Commission **approve** the Design Plan for Franklin Landing, per staff's recommendation, seconded by Mr. Rouster. The motion failed by a vote of two to three (Mr. Nichols, Ms. Potter and Mr. Rouster voting no).

Mr. Hoffman moved that the Planning Commission **approve** the Design Plan for Franklin Landing, per staff's recommendation as modified, seconded by Ms. Potter and carried four to one (Mr. Johns voting no).

STAFF RECOMMENDATIONS:

1. Compliance with the Franklin Township Zoning Commission Site Plan Review approval,
2. **Modified from staff's report** – Requirement for an extension of the proposed nature trail eastwardly along the southern portion of lot 5 and terminating at the State Route 222 right-of-way,
3. Locate all sanitary sewer easements outside of the proposed conservation easement,
4. Detail the conservation easement termini in lots 5 and 29, and
5. Perform a capacity analysis of the downstream storm water system and revise, if necessary, the on-site storm water system in compliance with WMSC regulations.

STAFF REPORT ON ZONING CASES

Batavia Twp. Zoning Case B-02-08Z

Sherry Garcia

5:40 p.m.

Mr. Hershner presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request, subject to the applicant's modification to "B-1" Community Business District incorporating suitable buffering requirements for any conditionally permitted uses.

Denise Kelley, Batavia Township Zoning Administrator, was present for this case.

Following short discussion, Mr. Hoffman moved that the Planning Commission recommend to Batavia Township **approval** of Batavia Township Zoning Case B-02-08Z, per staff's recommendation (modification to "B-1" Community Business District), seconded by Mr. Nichols, and carried unanimously.

Mr. Hoffman left the meeting.

Miami Twp. Zoning Case 521

O'Reilly Automotive, Inc.

5:55 p.m.

Mr. Hershner presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request.

Larry Fronk, Miami Township Community Development Director, and Wendall Miller, O'Reilly Automotive, Inc., were present for this case.

Following the display of the County's GIS system showing the zoning of the subject property and surrounding properties, Mr. Fronk stated that the lots west of the subject property are not correctly labeled. In the GIS system, they are shown as R-2, but they are actually zoned B-2.

Based upon this information provided by Mr. Fronk, Mr. Hershner revised staff's recommendation and recommended approval of the requested rezoning.

Based upon the testimony of Mr. Fronk and Mr. Hershner's revised analysis and recommendation, Mr. Johns moved that the Planning Commission recommend to Miami Township **approval** of Miami Township Zoning Case 521, seconded by Mr. Rouster, and carried unanimously.

OLD BUSINESS/NEW BUSINESS AND COMMITTEE REPORTS

Subdivision Regulations Committee

No report at this time.

Community Advisory Committee

No report at this time.

Thoroughfare Plan Technical Advisory Committee

No report at this time.

East Fork Trails Subdivision, Replat

Mr. Hershner asked for a clarification of the denial of the Replat for the East Fork Trails Subdivision at the March 25, 2008 Regular Meeting.

Mr. Nichols stated that the Planning Commission had difficulty with the replat because the plat did not show improvements. He stated that a plat showing all improvements would help clarify the replat.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Karl Schultz, Chairman

Douglas W. Thomson, Vice Chairman