

**CLERMONT COUNTY PLANNING COMMISSION
FIFTH REGULAR MEETING
May 26, 2009**

The Fifth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, May 26, 2009 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Anderson, Mr. Carter, Mr. Fischer, Mr. Hoffman, Mr. Nichols, Mr. Pittman and Mr. Thomson.

APPROVAL OF MINUTES:

Chairman Thomson asked if there were any questions, additions or corrections to the March Regular Meeting Minutes that had been mailed to the members prior to the meeting. A motion to approve the corrected Minutes was made by Mr. Carter, seconded by Mr. Hoffman, and carried unanimously.

OLD BUSINESS / NEW BUSINESS

Work Session

Tim Hershner, Planning Supervisor, reported that the minor updates to the Subdivision Regulations and Thoroughfare Plan are pending action from other county departments. With no response to date, the June 10, 2009, Work Session is cancelled.

STAFF REPORT ON VARIANCE CASES

None

STAFF REPORT ON SUBDIVISION CASES

None

STAFF REPORT ON ZONING CASES

Tate Township Zoning Case 951GE

Brown Auctioneer

5:16 p.m.

Vice Chairman Nichols excused himself from the Planning Commission due to a potential conflict of interest in this case.

Andy Johns, Planner, presented the Staff Report for this zoning case. Staff's recommendation was to recommend approval of a zone change from Agricultural "A" to Commercial "C-3" for 3097 South Bantam Road located at the southwest corner of State Route 125.

Chairman Thomson asked staff if the "C-3" District was necessary rather than considering the "C-1" or "C-2" Districts. Mr. Hershner explained the Tate Township State Route 125 Corridor Study wherein the proposed land use for the subject property is for a primary commercial district which happens to be located equidistant from the Villages of Amelia and Bethel. Mr. Hoffman raised concern of the depth of the proposed zoning classification from State Route 125. Mr. Hershner mentioned the study shows this particular location to be a primary node along State Route 125 wherein large and multiple retail users may locate in the future for a large concentration of retail activity.

George Eckert, Tate Township Zoning Administrator, was present for this case on behalf of the applicant and confirmed that the Commercial "C-3" District would be necessary for the proposed auction business use.

Following a brief discussion, Mr. Pittman moved that the Planning Commission recommend to Tate Township **approval** of Tate Township Zoning Case 951GE based on staff's recommendation. The motion was seconded by Mr. Hoffman and approved unanimously.

STAFF REPORT ON ZONING TEXT AMENDMENT CASES

Goshen Township Zoning Case 240 **Text Amendment** **Goshen Township**
5:40 p.m.

Mr. Johns presented the Staff Report for this text amendment request. Staff's recommendation was to recommend approval of the proposed request. Mr. Hoffman raised concern with the proposed language wherein it regulates building materials and eliminates increased densities over straight letter zoning districts. Mr. Carter supported Mr. Hoffman's concerns.

Tom Risk, Goshen Township Zoning Commission Chair, responded to Mr. Hoffman and Mr. Carter's concerns by clarifying that there is local interest in requiring a higher quality of building materials and not allowing higher density development.

Following a brief discussion, Mr. Carter moved that the Planning Commission recommend to Goshen Township **denial** of Goshen Township Zoning Case 240, seconded by Mr. Hoffman. A three to three tie vote was then broken by Chairman Thomson voting in favor of the motion.

COMMITTEE REPORTS

No committee reports.

At 5:43 p.m. the meeting was adjourned.

Douglas W. Thomson, Chairman

Gary Nichols, Vice Chairman