

**CLERMONT COUNTY PLANNING COMMISSION  
FOURTH REGULAR MEETING  
April 22, 2007**

The Fourth Regular Meeting of the Clermont County Planning Commission was held on Tuesday, April 22, 2007 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Potter, Mr. Hoffman, Mr. Maham, Mr. Nichols, Mr. Schultz (arrived at 5:05 p.m.), Mr. Thomson, and Mr. Turton.

**APPROVAL OF MINUTES:**

Chairman Maham 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. Hoffman, seconded by Mr. Turton, and carried unanimously (Mr. Thomson abstaining due to his absence at the March Meeting).

**April 17, 2007 Work Session**

Mr. Turton commended county staff and representatives for the presentation at the April work session that was held on April 17, 2007. David Spinney, County Administrator and others presented plans for the SR 32 Corridor.

**April 25, 2007 Webcast**

Mr. Hershner reminded the Planning Commission of the webcast, "Introduction to the Zoning Board of Adjustment/Appeals" to be held on April 25, 2007 at 7:00 p.m.

**May 9, 2007 Work Session**

Chairman Maham stated that he will be providing additional information to staff and Planning Commission Members regarding the tour to be held on May 9<sup>th</sup> at the mining site on SR 276 in Jackson Township.

**May 10, 2007 Conservation Development Workshop**

Mr. Hershner announced that the Conservation Development Workshop will be held on May 10, 2007 at Holiday Inn, Eastgate.

**STAFF REPORT ON SUBDIVISION CASES**

**Pierce Estates** \_\_\_\_\_ **Revised Design Plan** \_\_\_\_\_ **Pierce Township**  
5:08 p.m.

Mr. Hanigosky presented the Staff Report for this Revised Design Plan. Staff's recommendation was for approval of the Revised Design Plan, contingent upon satisfactory resolution of all staff and agency comments.

Chris Derickson, Foresight Engineering, was present for this case.

Following discussion, Mr. Hoffman moved that the Planning Commission **approve** the Revised Design Plan for Pierce Estates based on the following conditions:

1. The applicant will be required to address all comments submitted by the following reviewing agencies prior to Final Construction Plan and/or Record Plat Approval. The agencies are as follows:
  - A. Clermont County Community Development & Planning
  - B. Clermont County Engineer's Office
  - C. Clermont County Permit Central
  - D. Clermont County Water & Sewer District
  - E. USDA Natural Resources Conservation Services
2. Applicant shall note on the plans whether the storm water management facilities are to be maintained by the Home Owners Association or by Assessment.
3. Lot numbers shall be in sequential order.
4. Applicant shall provide formal street names on the construction drawings.
5. Applicant shall meet the conditions of the Water Management & Sediment Control Regulations. Refer to attached letter.
6. Applicant shall also meet the conditions of the Clermont County Commercial Sewer District Regulations. Sufficient area shall be designated in the vicinity of lots 1, 2, 3, and 4 to accommodate a waste water treatment plant based on the Clermont County Sewer District and the Ohio EPA standards.
7. Water meters shall be installed on the water main side of the road and sleeves shall be added to accommodate the future water service under the private road(s).
8. Applicant shall provide rock pads where all culverts discharge.
9. Applicant shall use silt fence and rock check dams in the road ditches in-place of straw bales.
10. Applicant shall clear detention basins of all trees and provide grass within 18" and beyond the maximum water level height.
11. Applicant shall provide internal road access to Lot #5.

Motion was seconded by Mr. Nichols, and carried unanimously.

**Reserves at Cole Road**                      **Revised Design Plan**                      **Pierce Township**  
5:16 p.m.

Mr. Hanigosky presented the Staff Report for this Revised Design Plan. Staff's recommendation was for approval of the Revised Design Plan, contingent upon satisfactory resolution of all staff and agency comments.

Jeff Stine, K4 Stine Engineering, was present for this case. Mr. Stine pointed out that this development would be served by Tate Monroe Water Association and not the Clermont County Sewer and Water Department as stated in the staff report.

Following discussion, Mr. Turton moved that the Planning Commission **approve** the Revised Design Plan for Reserves at Cole Road based on the following conditions:

1. The applicant will be required to address all comments submitted by the following reviewing agencies prior to Final Construction Plan and/or Record Plat Approval. The agencies are as follows:
  - A. Clermont County Engineer's Office
  - B. Clermont County General Health District
  - C. Clermont County Planning Department
  - D. Clermont County Permit Central
  - E. Clermont County Water and Sewer District
  - F. USDA Natural Resources Conservation Service
2. Applicant shall provide an erosion and sediment control plan with details for all measures used.
3. Applicant shall file a Notice of Intent with the Ohio EPA when the total land disturbance is one acre or more.
4. Applicant shall provide information on storm culverts under Riverwalk Drive.
5. Applicant to install permanent rock check dams along drainage swale serving Riverwalk Drive to create small pools and reduce the velocity of storm water runoff.
6. Applicant shall provide more information on the private drive serving Lot #11, including any storm water management features along the private drive.
7. Applicant shall provide clearing and grading plan in accordance with Clermont County's Water Management and Sediment Control regulations.
8. Applicant shall provide a geotechnical report for roads, private drives, and buildings on Lots #1, 2, 8, 9, 10 and 11. (Areas containing soil types EbE2, FaG2, HkF2, and RsC3).
9. Applicant shall provide 25' wide drainage easements for the back side of Lots #7-10, drainage ways serving Lot #11, and along drainage feature in front of Lot #1, all of which are centered along the existing drainage features.
10. Applicant shall provide a 25' wide conservation easement along natural drainage ways serving Lot #11.
11. Applicant shall place a 4-8" rock between the most upstream culvert's mouth and the most downstream culvert's intake and extend an additional 10' in length.

12. Applicant shall provide the total acreage of the entire tract, total acreage of land in lots, total acreage of land contained in streets, total acreage of open space, park land, etc, on the cover page.

Motion was seconded by Mr. Schultz, and carried unanimously.

## **STAFF REPORT ON ZONING TEXT CASES**

### **Pierce Twp. Zoning Case**

**Pierce Township**

5:25 p.m.

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

Donna Cann, Pierce Township Zoning Administrator, was present for this case.

Following discussion, Mr. Thomson moved that the Planning Commission recommend to Pierce Township **approval** of Pierce Township Zoning Case, per staff's recommendation as follows, seconded by Mr. Schultz, and carried unanimously.

#### **STAFF RECOMMENDATION:**

The Planning Staff recommends that the Clermont County Planning Commission move to recommend **APPROVAL** of the proposed text amendments to Sections 8 through 14 of Article XXXI, Planned Unit Development, of the *Pierce Township Zoning Resolution*, based on the above mentioned Staff Findings.

### **Union Twp. Zoning Case 1-07-T**

**Union Township**

5:30 p.m.

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

Cory Wright, Union Township Planning Director, was present for this case.

Following discussion, Mr. Turton moved that the Planning Commission recommend to Union Township **approval** of Union Township Zoning Case 1-07-T, per staff's recommendation as follows, seconded by Mr. Schultz, and carried unanimously.

#### **STAFF RECOMMENDATION:**

The Planning Staff recommends that the Clermont County Planning Commission move to recommend **APPROVAL** of the proposed text amendments to the *Union Township Zoning Resolution* based on the above mentioned staff findings and the following conditions:

- 1) Delete Proposed "and emotionally" text in Article 1, 120.6.
- 2) Add a definition for "Business Days" to Appendix.

3) Bold and underline proposed text “enumerated” in Article 4, 409.

## **COMMITTEE REPORTS**

### **Subdivision Regulations Committee**

Mr. Hershner stated that staff is in the process of setting up a meeting with this Committee to discuss the fact that the Board of County Commissioners have chosen not to act on the proposed revisions to the Subdivision Regulations that had been forwarded to them in 2006.

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

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**Roger J. Maham, Chairman**

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**Tim L. Turton, Vice Chairman**