



Date

May 9, 2019

6:45 pm

Address

119 W. Main Street

Amelia, OH 45102

Subject

Planning Commission Meeting Minutes
Amelia Village, Clermont County, Ohio

Members: J. Williams, J. Dieckman, D. Fischer, J. Keuffer, and K. Forbes

- Roll call made by Nick Selhorst. Ms. Williams, Mr. Fischer, and Ms. Dieckman present.
- New members John Keuffer and Kathy Forbes were sworn in by Kathy Ryan, Village Solicitor.
- Mr. Williams made a motion to step down as Chairman and nominate Mr. Fischer as Chairman. Seconded by Ms. Dieckman. Passed by vote of 4-0. Roll Call:

▪ Mr. Williams	Yes
▪ Ms. Dieckman	Yes
▪ Ms. Forbes	Yes
▪ Mr. Keuffer	Yes
▪ Mr. Fischer	Abstain
- Public hearing for the Preliminary Development Plan for a requested R-PUD on parcels 290109.040 and 290109.128 began at 6:52 pm. The applicant was Beaver Creek Interests.
- Nick Selhorst gave an overview of the history of the property and the requested R-PUD characteristics.
- Property owner Dave Pommert spoke of how this R-PUD was one phase of a bigger overall plan, but not all of this overall plan is on property owned by Mr. Pommert.
- Dave Metz, a commercial realtor, spoke of the need for more residential units in the Village to encourage more commercial development.
- Joe Farruggia, the applicant (Beaver Creek Interests) spoke of his desire to develop the property for Drees Homes. He stated the condos would sell for approximately \$180,000-\$230,000 and the single family homes would be priced approximately \$300,000-\$350,000.
- Residents of Pierce Township (neighboring the south property line of the requested PUD) asked about screening between the proposed single family units and their properties.
- Residents of the Village stated concerns about school capacity, traffic impacts, and whether the PUD was the best use of the property.
- Ms. Dieckman questioned whether an easement on the northeast property line for the extension of the stub street off the roundabout would be appropriate. This easement would be for a future access road in the rear of the business lots that front SR 125 currently.
- Village Solicitor Kathy Ryan went through the applicable zoning code standards for the approval or denial of a Planned Unit Development.
- Public Hearing was closed at 8:47.

- Mr. Fischer stated that he would be okay recommending approval of the R-PUD with the following conditions:
 - o 28' public street width on the single-family portion.
 - o A 50' easement being granted on the northeast property line for a future public road extension, extending to the PUD boundary abutting Select Strategies, LLC.
 - o A "greenbelt" easement being dedicated along the creek area and along the south and west property boundaries and in the area dividing the single family and condominium uses.
 - o Sidewalks on both sides of the street in the single-family portion and sidewalks on one side of the street in the condominium portion.
- A motion to table the vote until the next Planning Commission meeting (to be held within 30 days of the public hearing) was made by Ms. Dieckman. Seconded by Mr. Williams. Roll Call:

▪ Mr. Williams	Yes
▪ Ms. Dieckman	Yes
▪ Ms. Forbes	Yes
▪ Mr. Keuffer	Yes
▪ Mr. Fischer	Yes

- The minutes for the 4/4/19 were not approved as they were not typed up yet. Chairman Fischer stated they would be approved at the next Planning Commission meeting.
- An application for a multi-family zoning permit was next discussed for 43 Amelia- Olive Branch Road, Parcel ID 050118.047. The 8.47 acre parcel currently has one 4-unit building on it and the applicant, Paul Grammas, is proposing two more two-story buildings with 10 units in each (20 additional units for a total of 24). The property, per the R-2 density requirements, can have up to 101 units. Nick Selhorst gave an overview of his site plan review to the Planning Commission and detailed what was still missing from the drawings (landscaping plan, lighting plan, dumpster location, etc.).
- A motion to recommend approval to of the zoning permit for 20 additional units on Parcel ID 050118.047 was made by Ms. Dieckman. This motion was contingent on the applicant, Mr. Grammas, resubmitting and addressing Village staff comments as detailed in the May 7, 2019 review checklist. Motion seconded by Mr. Williams. Roll Call:

▪ Mr. Williams	Yes
▪ Ms. Dieckman	Yes
▪ Ms. Forbes	Yes
▪ Mr. Keuffer	Yes
▪ Mr. Fischer	Yes

- Ms. Dieckman made a motion to adjourn. Seconded by Mr. Williams. All voted yes.
- Minutes taken by Nick Selhorst with Choice One Engineering.