

ZONING COMMISSION MEETING

March 7, 2023

6:00 p.m.

The Zoning Commission met for a work session on March 7, 2023. In attendance were Chairperson Cindy Cassell, Larry Bramlage, Kathy Waldeck, and Ron McGlone. Also present were Township Law Director Emily Supinger and Zoning Inspector Les Smith.

The meeting was called to order at 7:00 p.m. by Ms. Cassell. The purpose of the meeting is to discuss the setbacks for private campgrounds in the Park “P” District. Currently, the Zoning Resolution requires a 35-foot setback on all sides. Some residents who own property in the Park “P” District in Lazy Days have indicated that the setback is too much and drastically limits their use of their property. At its January 9, 2023, the Township Trustees requested that the Zoning Commission review the setback requirement and make any necessary recommendations. Ms. Supinger indicated that the 35-foot setback was used to match the setback requirement in the residential district. However, after looking at the application of the setback to the lots in Lazy Days, it appears that a 35-foot setback would substantially limit the usable space on the lots. Most lots in Lazy Days are ½ acre lots.

Ms. Tricia McConnell-Stevens, a property owner in Lazy Days, was in attendance at the meeting and stated that many things are build right on the property line. The lots are long and skinny even though they are half-acre. She suggested 5-foot setback would be reasonable. Mr. Bramlage stated that he thought there should still be a setback, but it should be 10 feet or less.

Ms. Waldeck stated that she thought 5 feet would be reasonable. Mr. McGlone also thought a 5 foot would be sufficient for private campground use in the Park District.

Ms. Waldeck made a motion to recommend that the Schedule of Dimensions and Area Regulations in the Zoning Resolution be amended to change the setback in the Park “P District for private campground use from 35 feet on all sides to 5 feet on all sides and that the matter be referred to the Clermont County Regional Planning Commission for review. Motion was seconded by Ron. All voted aye.

	Maximum Height of Buildings	Min. Lot Area	Max. % of Lot Area which may be Covered by Buildings	Min. Lot Width at Building Line	Min. Front Yard Depth	Min. Side Yard	Min. Rear Yard
District	Feet	Square Feet	Percent	Feet	Feet	Feet	Feet
P (private campgrounds)	35	20,000	10%	None	35 5	35 5	35 5

Motion to adjourn by McGlone. Second by Ms. Waldeck. The meeting adjourned at 6:15 p.m.

