

**TATE TOWNSHIP
ZONING COMMISSION
MINUTES
DECEMBER 3, 2024**

MEMBERS PRESENT

Betty Armacost
Tiffany Riddle
David Kelsey
David Zimmerman
Alicia Blankenship

Kathy Brannock, Secretary

ALSO PRESENT

Tyler Gibbs
Jeremy Powers
John Howison
Sandy Howison
Amy Campbell
Jennifer Shinkle
Brian Suttles
Ryan Newdigate
Paul Durisseau
Sarah Durisseau

Chairman Armacost called the meeting to order at 7:00 pm. Board members were introduced. She then stated that the purpose of this meeting is to consider the application, 1794SB, asking for the property, parcel number 323016A055, be re-zoned from "A", Agricultural, to "C-3", Commercial. The property, 11.523 acres, is located on the northern side of State Route 125 directly across from 2935 State Route 125.

The zoning inspector was asked to read the summary of the application. The applicant stated that while his current development plan for his business headquarters would not specifically need "C-3" authorized uses, he is concerned about limiting his options for future development. All the properties directly adjoining the property are currently zoned "A". Except for the old cemetery, all the adjoining properties are developed as residential homesites. The applicant has presented that due to the natural topography of the parcel and that the property lines are separated by Poplar Creek or SR 125, except or the cemetery, there will be ample buffering of the proposed commercial activities from the surrounding residential uses. Due to the location of the property on SR 125 there does not appear to be any issues that could impact visibility or intrude on the necessary clear sight distances necessary for traffic safety. Zoning requirements and ODOT Traffic Safety Guidelines will need to be maintained as the site develops to ensure the continued lack of impairment of the clear sight distances for SR 125. The application was reviewed by Clermont County Planning Commission on Nov. 26th, 2024. The CCPC staff recommended approval of the zoning change with the following comments: 1) Community & Economic Development: any future development of the site must comply with any and all regulation from Clermont County, Tate Township, the State of Ohio or any other applicable agency, 2) Engineer's Office: ODOT should also be consulted regarding potential impacts and/or access to SR 125. 3) Water Management & Sediment Control: There is the potential for the

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steam to flood. Any future development will have to take into consideration for a 100-year elevation even though it is not part of FEMA's flood hazard area on their maps, it does fall under CC stormwater regulations. 4) ODOT: ODOT does not have any concerns it will be his headquarters. If there is additional commercial development, they will need to complete a traffic study and follow ODOT's State Highway Access Management Manual for a change of use.

Ms. Armacost asked Mr. Gibbs to speak. He stated that he is the president of Axel Enterprises which is composed of 4 different businesses. His headquarters is currently located on Bach Buxton Road where he has outgrown the space. Construction on the new headquarters is expected be completed in 2027. The new location would enable his to hire more employees and provide more space. Mr. Gibbs stated that he lives in the township and would like his headquarters located closer to him.

Ms. Armacost asked for comments. She stated that there is a limit of five minutes per speaker and a total time limit of thirty minutes.

Jeremy Powers stated that he is opposed to the change. Every property is zoned either Residential or Agricultural. He is concerned that the quality of life will be impacted. There will be light pollution and Poplar Creek will be affected.

Ryan Newdigate would like to not see it happen.

Sarah Durisseau stated that they purchased their home because of the quiet neighborhood. They moved from Morrow where they couldn't see the stars. She worries about property values being lowered. She understands about growth and the need for a place for business. If they had known a business could go in, they probably would not have bought their home.

Paul Durisseau agreed that they moved here for peace and solitude. His big concern is dust from the construction, noise during operating hours, the sound of big trucks. He is opposed to the zoning change request.

Mr. Gibbs asked to respond to the comments by Mr. Durisseau. He feels that the proximity to the village was acceptable. He also feels that trees as a buffer was also acceptable. As far a light pollution, barns have lights also. It is not his desire to be a nuisance. There is not a lot of commercial land available. If the zoning change is approved, he would do his best to address the concerns. He stated that he wants to establish roots in Tate Township and plans to pass the business down to his children. There is only 1 spot on the parcel that is suitable to build. Only 2 acres on the top of the hill can be used. He will do his best to buffer it.

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Amy Campbell asked if Gary Reed, one of the owners, was involved in the zoning change request. The response was no. She asked Mr. Gibbs if he could locate his business on the property that he owns and lives on. The response was no, SR 125 is a commercial corridor. He wants road frontage for potential clients to see.

Jeremy Powers stated that 3 business owners live on Burke Road and made the conscious decision not to have businesses located there. He stated that there is a 2-acre tract available for sale near Ace Hardware. He asked why Mr. Gibbs didn't consider that location. Mr. Gibbs stated that he wants a commercial campus. This property best suits his needs.

At the conclusion of the thirty-minute public participation Ms. Armacost asked Mr. Baird for his recommendations. He stated that he had asked the fire department for input regarding fire hydrants, etc. The closest fire hydrant to this location is located on the South Side of SR 125 and just East of Southside Auto. The ideal location for a hydrant would be either closer to or on this site. Clermont County Soil & Water Conservation District recommends that a vegetated (tree/shrub) buffer be left along the waterways, especially one the size of Poplar Creek: however, it is not a requirement. The reason for a buffer would be for flood management and bank stabilization. It is Mr. Baird's recommendation that the property be rezoned and the application be approved.

Ms. Riddle stated that she had looked at the current location of Mr. Gibbs headquarters. It is professional and clean, not a shoddy business.

Mr. Zimmerman expressed his concern about the site plan. He didn't believe that it has enough detail. He questioned the need to a C-3? He has questions. What more is it going to be if it is a C-3?

Mr. Kelsey stated that he also had concerns.

Mr. Zimmerman suggested to put off making a decision until more detail could be presented.

Ms. Blankenship stated that she lives off of SR 125 and is concerned about auto accidents. She is thankful that there are trees to provide a barrier. She agreed that she was not ready to make a decision tonight.

Motion by Mr. Zimmerman to table making a decision until updated site plans could be presented with setbacks, buildings, etc. Mr. Kelsey seconded the motion. Roll call: Mr. Kelsey, yes, Mr. Zimmerman, yes, Ms. Armacost, yes, Ms. Blankenship, yes, Ms. Riddle, yes.

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Mr. Baird announced that the next meeting would be reposted and notices would be sent out. Mr. Gibbs asked the board what details they would like to see on the site plan. He stated that he does store some lumber but not a lot. Ms. Armacost stated that they need to get the size of the building, more details. Ms. Riddle stated that the board only decides on the zoning of the parcel not what goes on it.

The next meeting was scheduled for Friday, December 20, 2024 at 6:00PM at the Bethel Tate Firehouse.

Mr. Zimmerman made a motion to adjourn the meeting. Motion was seconded by Ms. Riddle.

Respectfully submitted,

Kathy Brannock
Secretary