

# Village of New Richmond Planning Commission

Thursday February 2<sup>nd</sup>, 2023

## Meeting Minutes

Committee members in attendance: Mayor Glenn Ewing, Committee Chair Theresa Leigh, Councilman Dennis Dalton (for Ryan Woodruff), Kurtis Boggs, Elizabeth Hill, and alternate Jason Ricketts

Committee members absent: Councilman Ryan Woodruff (due to prior work engagement)

Also in attendance were Interim Village Administrator/Zoning Administrator Bob Lindhorst

Audience members:

Mike Dobbins

Danie Speigel

The meeting started at 6:00 p.m.

**Agenda & items discussed:**

Approval of the 01-05-2023 Planning Commission minutes was postponed pending receipt of a copy to review.

1. Interim Village Administrator/Zoning Administrator Bob Lindhorst provided the January 2023 Planning & Zoning monthly report.
  - a. 18 permits were issued; permit fees collected: \$9,375.00.
  - b. 11 housing permits issued:
    - Ryan Homes – 3 permits
    - DR Horton permits- 8 permits
  - c. Mary Riley for DR Horton requested permission to place banners going up the hill on River Valley BLVD. \* Bob granted permission to Ms. Riley for DR Horton sign placements at the baseball fields located at the bottom of the hill, and at Union Square Park. A resident raised concerns regarding private company signage on park property; Bob explained that by promoting home sales, the Village would benefit from the associated income growth. It was suggested DR Horton maintain the immediate area around the signage. \*
  - d. New sign located at the corner of US 52 and Front ST. will have a static sign on the westbound side and a digital sign on the eastbound side. \*
  - e. The following properties are scheduled for demolition under Ohio's Building Demolition and Site Revitalization Program, using funds from the American Rescue Plan Act (ARPA) Side note: Per Councilman Dalton, properties in probate/bankruptcy cannot be torn down until all legal matters are settled. The county handles demolition cases of foreclosed properties.
    - 400 Market ST

- 207 Market ST
  - 701 Front ST
- f. Bob spoke with Clermont County Manager Steve Riley regarding US52 maintenance responsibilities. Mr. Riley said the county takes care of the snow and ice removal on US52 through the Village; other maintenance such as pothole repair, paving, grass cutting and tree trimming, falls to the Village. *Kurtis suggested we research to determine whether the 2021 agreements between ODOT and the Village (Ordinance 2021-12 and Resolution 2021-13) need to be renewed.*

Updates on prior agenda items:

- o Lodging tax legislation Ordinance 2023-03 had its first reading at the 1-24-2023 Council meeting.
- o Council motioned to grant a moratorium for both marijuana dispensaries' and drug treatment centers' license requests for six (6) months, to allow the Planning Commission time to properly research the issues and provide a good recommendation.
- o Mike Dobbins' plans to address Council regarding his request to vacate Plum and Water streets.
- o *Whether Ashburn Woods PUD requires sidewalks along Bethel-New Richmond RD. still needs to be researched.*
- o Comprehensive Plan next steps – Dani Speigel provided insight into the amount of work put into the creation of the current Plan, and graciously offered to be a resource for the new Plan.
- o Councilman Woodruff emailed the following agenda item: With recent growth in the Village, it may be worth a discussion to look at current zoning maps and overlay districts to see if they still make sense.

There being no further business to discuss, Jason Ricketts made the motion to adjourn; Kurtis Boggs seconded, and all were in favor of ending the meeting.

Meeting adjourned at 7:45 p.m.

\*See attached

Respectfully submitted,

Theresa Leigh

**Village of New Richmond Planning Commission**  
February 2<sup>nd</sup>, 2023

**Agenda**

- Attendance (Ryan Woodruff will be absent due to prior work commitment)
- Approve meeting minutes - January 5<sup>th</sup>, 2023.
- Planning & Zoning Monthly Report – Bob Lindhorst
  - For reference only, see attached pdf for list of blighted properties in New Richmond approved for demolition  
(development.ohio.gov/community/redevelopment)

Updates on:

- Lodging tax legislation Ordinance 2023-03 had its first reading at the 1-24-2023 Council meeting.
- Draft legislation sent to solicitor or presented to Council?
  - Moratorium on marijuana dispensary requests
  - Limit on number of drug treatment facilities
  - Mike Dobbins' request to abandon Plum and Water streets.
  - Ashburn Woods PUD require sidewalk along Bethel-New Richmond RD.?
- Comprehensive Plan\* next steps
- Village Zoning Code\* reformat, including zoning maps and overlay districts - business/residential (see pdf)

New business:

- Villages Maintenance responsibilities on US52 and ST RT 132
  - Ordinance 2021-12 and Resolution 2021-13 The agreement between Village of New Richmond and the State of Ohio Department of Transportation regarding snow removal.

\* Current Village Comprehensive Plan and Zoning Ordinance available here:

<http://www.newrichmond.org/planning--zoning.html>