Pierce Township Zoning Commission

October 14, 2014

AGENDA

1. Call to Order Regular Meeting
   a. Role Call: Bill Bockenstette, Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt
2. Pledge of Allegiance
3. 6:30 p.m. Z2014-004 Public Hearing (Pommert & Locust Lake Roads Properties)
4. Adjournment

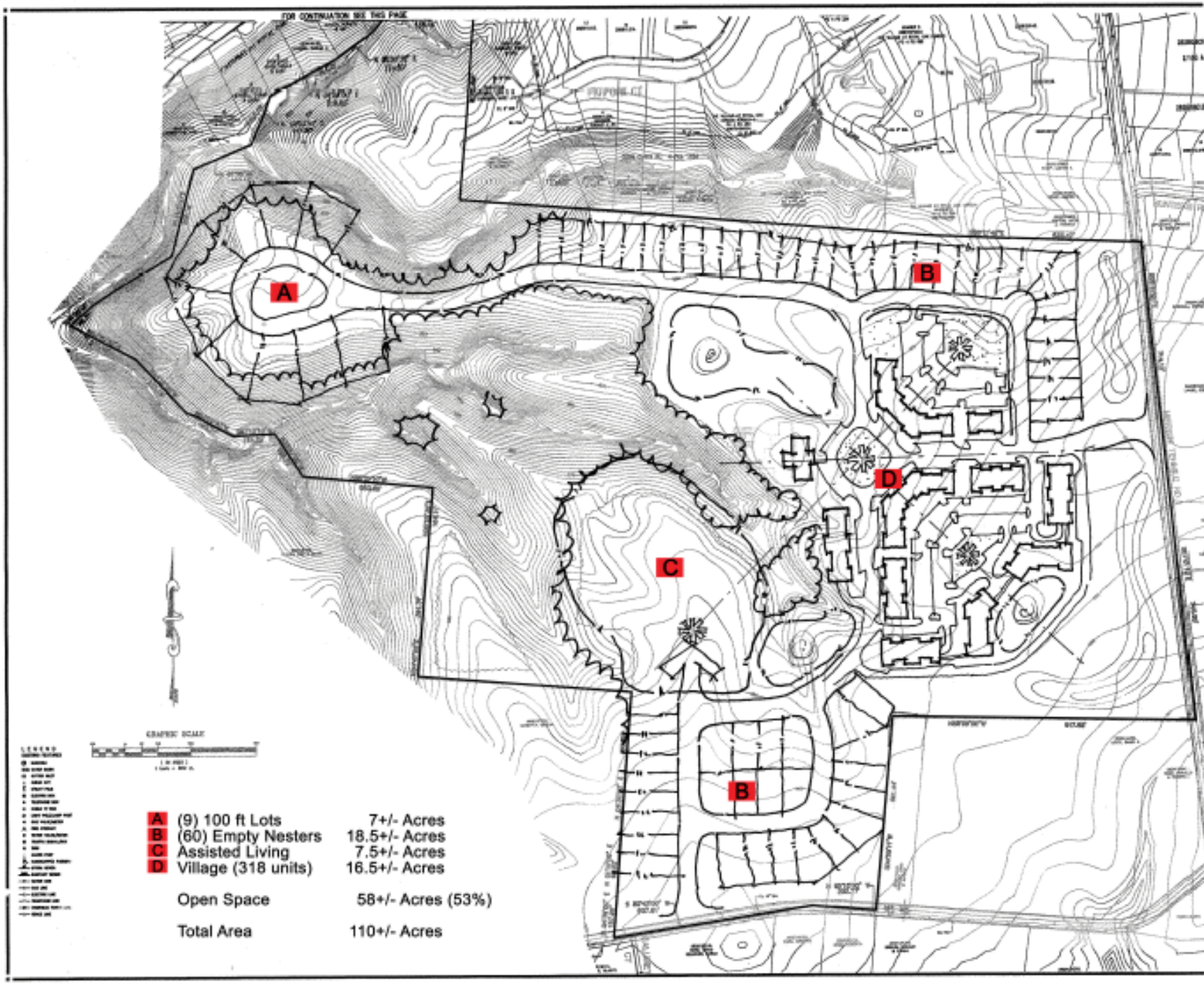
Z2014-004
Pommert & Locust Lake Roads Properties

MAIN ST
LORI LN
HEARTWOOD DR
HIBBON
SOUTH HEARTWOOD
TALL TREES DR
CREEKSIDE
WOODLANDS DR
282807B030.
42.03 AC.
HIATT AV
MAIN ST
CHAPEL
MAIN ST
LOCUST LAKE RD
OAK ST
MAPLE ST
282807C035.
16.85 AC.
DALE RD
LIND RD
SOUTH KLINE AV
290110.034.
20.924 AC.

Pierce Township
Pommert PUD-MU Concept Sketch
Z2014-004
Current Zoning: Single-Family Residential (SFR) and Transitional Residence (TR)
Proposed Zoning: Planned Unit Development Mixed-Use (PUD-MU)
LEGEND
Retail/ Office/ Attached Housing
Retail/ Attached Housing/ Office
Attached Housing/ Patio Homes/ Single Family
Government Center & Park
Boulevard & Roundabout
Possible Connections
Existing or Future Traffic Light
1825 ft
1994
VILLAGE OF AMELIA
PIERCE TOWNSHIP
Google earth
Imagery Date: 6/13/2014 39°01'51.25" N 84°13'40.80" W elev 880 ft eye alt 8709 ft

Residents Questions/Concerns
From September 15, 2014 Public Hearing

- Access road – will cause back up on Oak Street and they do not want the access road next their property
- Noise level
- Move the SFR up more by Hiatt
- Traffic level
- Round-about
- Buffer requirements
- Road width
- Size lots
- Density
- Property value
- Create a JEDD - Partnership with Amelia


FOR CONTINUATION SEE THIS PAGE
A
B
C
D
B
GRAPHIC SCALE
A (9) 100 ft Lots 7+/- Acres
B (60) Empty Nesters 18.5+/- Acres
C Assisted Living 7.5+/- Acres
D Village (318 units) 16.5+/- Acres
Open Space 58+/- Acres (53%)
Total Area 110+/- Acres
McGill Smith Punshon, Inc.
FERGUSON PROPERTY
PROPOSED VILLAGE CONCEPT
EDDINGS MILITARY SURVEY No. 1366
PIERCE TOWNSHIP,
CLERMONT COUNTY, OHIO

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