Legal Notice
Case #Z2014-002

The Pierce Township Zoning Commission will hold a public hearing at the Pierce Township Administration Building, 950 Locust Corner Road, Cincinnati, OH 45245 on August 5, 2014 at 6:30 p.m. to consider a map amendment to the Pierce Township Zoning Resolution. The addresses of these properties are 3597 Merwin Ten Mile Road, 3645 Merwin Ten Mile Road, 1044 White Oak Road, 1076 White Oak Road and 1098 White Oak Road owned by Gregory Bresser, Duane Ferguson, Steve Ogg, David Orick and David Orick, respectively. The proposal involves changing 135.343 acres from Single Family Residential district to Planned Unit Development-Mixed Use district. The motion proposing to amend the zoning resolution is available for examination at the Pierce Township Administration Building, Monday through Friday from 8 a.m. to 4:30 p.m. This matter will be submitted to the Board of Trustees for its action after the conclusion of the hearing. Dick Schuler, Chair

Pierce Township • Clermont County • Ohio
Planning, Zoning, and Community Development

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Timothy P. Hershner

July 8, 2014

Clermont County Planning Commission
c/o Ashley Combs
101 E. Main Street
Batavia, OH 45103

RE: Z2014-002

Dear Planning Commission,

Please find attached zoning amendment for a map change from Single Family Residential (SFR) to Planning Unit Development – Mixed Use (PUD-MU) for five parcels along Merwin Ten Mile Road and White Oak Road, being Parcels 282813A011., 282813F012., 282813A051., 282813A106., and 282813F030. totaling 135.343 acres. This zone change was initiated by the Pierce Township Zoning Commission on June 20, 2014 as an overlay zoning afforded through Section 7.03:A)3) of the Pierce Township Zoning Resolution. All property owners have been invited to prior Zoning Commission public meetings to discuss this rezoning effort by Pierce Township.

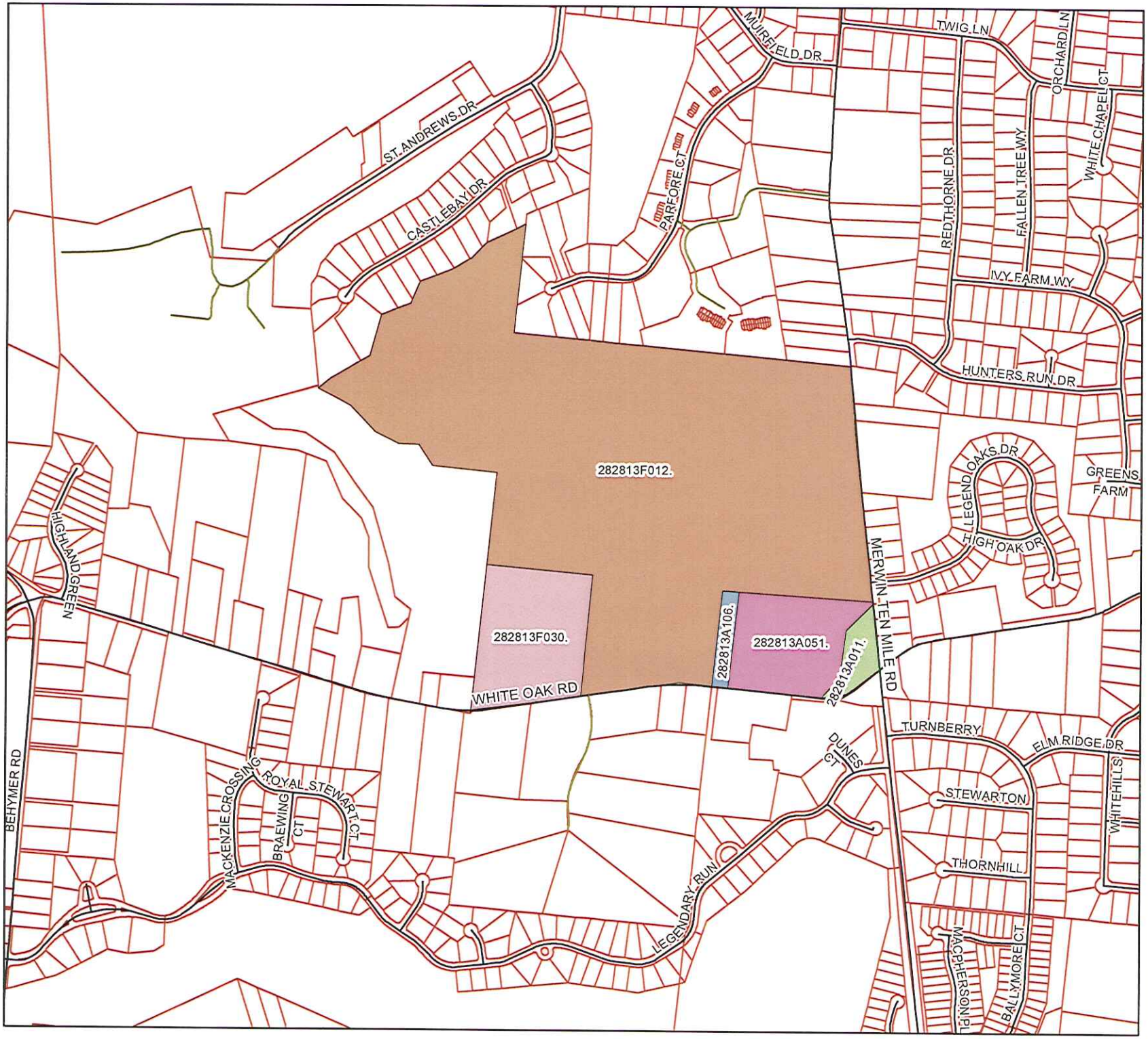
The Land Use Plan objective supporting this zone change is to 'diversify the commercial while protecting nearby residential neighborhoods.' With this proposed zone change, a new neighborhood commercial zoning district will allow for smaller-scale commercial or office development in a residential setting that is more in scale with the surrounding neighborhood. Surrounding this neighborhood commercial land use is the use of intermediate residential land uses as a transition from the neighborhood commercial and existing residential land uses. Landscaped buffers are included along Merwin Ten Mile and White Oak Roads where there is no transitional residential proposed.

Also attached are the following exhibits: Z2014-002 Properties Map, Property Owners List, County Auditor Profiles of each Parcel, Adjacent Properties Map, Adjacent Property Owners List, Future Land Use Plan, and PUD Zoning Map Amendment - Concept Plan.

I look forward to your review and recommendation of this zoning map amendment. Do not hesitate to contact me with any staff questions.

Sincerely,

Timothy P. Hershner
Assistant Administrator
Planning, Zoning & Community Development
thershner@piercetownship.org
(513) 947-2000 (direct dial)



Z2014-002 Properties

- 282813A011.
- 282813A051.
- 282813A106.
- 282813F012.
- 282813F030.
- Interstate Highway
- Ramps
- US Highway
- State Highways
- County Roads
- Township Roads
- Municipal Roads
- Private Drives
- Alleys
- Trails
- Property Lines

N

1 inch = 800 feet

0 540 1,080 Feet

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PROPERTY OWNERS LIST

Parcel #	Owners Name	Parcel Address	Tax Mailing Address (if different)	
282813A011.	Gregory Bresser	3597 Merwin Ten Mile Road Cincinnati, Ohio 45245		
282813A051.	David Orick	1098 White Oak Road Cincinnati, Ohio 45245		
282813A106.	David Orick	1076 White Oak Road Cincinnati, Ohio 45245	1098 White Oak Road Cincinnati, Ohio 45245	
282813F012.	Duane Ferguson	3645 Merwin Ten Mile Road	4263 Ivy Pointe Blvd Cincinnati, Ohio 45245	
282813F030.	Steve Ogg	1044 White Oak Road Cincinnati, Ohio 45245	4803 Flintlock Drive Cincinnati, Ohio 45244	SCHNEIDER JERI LEE

PARID: 282813A011.
BRESSER GREGORY T

3597 MERWIN TEN MILE RD

Parcel

Address	3597 MERWIN TEN MILE RD
Class	RESIDENTIAL
Land Use Code	510-R - SINGLE FAMILY DWELLING, PLATTED LOT
Tax Roll	RP_OH
Neighborhood	01834000
Total Acres	2.06
Taxing District	28
District Name	PIERCE TWP / WEST CLERMONT LSD
Gross Tax Rate	92
Effective Tax Rate	64.362066

Owner

Owner 1	BRESSER GREGORY T
Owner 2	

Tax Mailing Name and Address

Mailing Name 1	BRESSER GREGORY T
Mailing Name 2	
Address 1	3597 MERWIN TEN MILE RD
Address 2	
Address 3	CINCINNATI OH 45245
Mortgage Company	795
Mortgage Company Name	CORELOGIC

Legal

Legal Desc 1
Legal Desc 2
Legal Desc 3

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	$0.00	$652.51	$593.19	$1,245.70

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	$0.00	$0.00	$0.00	$.00

Homestead Credits

Homestead Exemption	NO
Owner Occupancy Credit	YES

PARID: 282813F012.
FERGUSON DUANE

3645 MERWIN TEN MILE RD

Parcel

Address	3645 MERWIN TEN MILE RD
Class	AGRICULTURAL
Land Use Code	101-A - CASH GRAIN OR GENERAL FARM
Tax Roll	RP_OH
Neighborhood	01834000
Total Acres	109.533
Taxing District	28
District Name	PIERCE TWP / WEST CLERMONT LSD
Gross Tax Rate	92
Effective Tax Rate	64.362066

Owner

Owner 1	FERGUSON DUANE
Owner 2	

Tax Mailing Name and Address

Mailing Name 1	FERGUSON DUANE
Mailing Name 2	
Address 1	4263 IVY POINTE BOULEVARD
Address 2	
Address 3	CINCINNATI OH 45245
Mortgage Company	
Mortgage Company Name	

Legal

Legal Desc 1	
Legal Desc 2	
Legal Desc 3	

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	$17,588.97	$8,302.25	$7,547.50	$33,438.72

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	$174.15	$8,302.25	$7,547.50	$16,023.90

Homestead Credits

Homestead Exemption	YES
Owner Occupancy Credit	YES

PARID: 282813A051.
ORICK DAVID C **1098 WHITE OAK RD**

Parcel

Address	1098 WHITE OAK RD
Class	RESIDENTIAL
Land Use Code	510-R - SINGLE FAMILY DWELLING, PLATTED LOT
Tax Roll	RP_OH
Neighborhood	01834000
Total Acres	9.8
Taxing District	28
District Name	PIERCE TWP / WEST CLERMONT LSD
Gross Tax Rate	92
Effective Tax Rate	64.362066

Owner

Owner 1	ORICK DAVID C
Owner 2	

Tax Mailing Name and Address

Mailing Name 1	ORICK DAVID C
Mailing Name 2	
Address 1	1098 WHITE OAK ROAD
Address 2	
Address 3	CINCINNATI OH 45245
Mortgage Company	
Mortgage Company Name	

Legal

Legal Desc 1	
Legal Desc 2	
Legal Desc 3	

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	$0.00	$1,536.66	$1,536.66	$3,073.32

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	$0.00	$0.00	$1,536.66	$1,536.66

Homestead Credits

Homestead Exemption	NO
Owner Occupancy Credit	YES

PARID: 282813A106.
ORICK DAVID C

1076 WHITE OAK RD

Parcel

Address	1076 WHITE OAK RD
Class	RESIDENTIAL
Land Use Code	580-R - TITLED MFG HOME-MHEQ/LOT
Tax Roll	RP_OH
Neighborhood	01834000
Total Acres	1.35
Taxing District	28
District Name	PIERCE TWP / WEST CLERMONT LSD
Gross Tax Rate	92
Effective Tax Rate	64.362066

Owner

Owner 1	ORICK DAVID C
Owner 2	

Tax Mailing Name and Address

Mailing Name 1	ORICK DAVID
Mailing Name 2	
Address 1	1098 WHITE OAK RD
Address 2	
Address 3	CINCINNATI OH 45245
Mortgage Company	
Mortgage Company Name	

Legal

Legal Desc 1	
Legal Desc 2	
Legal Desc 3	

Taxes Charged

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	$0.00	$432.13	$432.13	$864.26

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	$0.00	$0.00	$432.13	$432.13

Homestead Credits

Homestead Exemption	NO
Owner Occupancy Credit	NO

PARID: 282813F030.
OGG PEGGY ETAL

1044 WHITE OAK RD

Parcel

Address	1044 WHITE OAK RD
Class	RESIDENTIAL
Land Use Code	510-R - SINGLE FAMILY DWELLING, PLATTED LOT
Tax Roll	RP_OH
Neighborhood	01841000
Total Acres	12.6
Taxing District	28
District Name	PIERCE TWP / WEST CLERMONT LSD
Gross Tax Rate	92
Effective Tax Rate	64.362066

Owner

Owner 1	OGG PEGGY ETAL
Owner 2	

Multiple Owners

OGG STEPHEN R
OGG JESSE
OGG STEPHEN M

Tax Mailing Name and Address

Mailing Name 1	OGG STEPHEN M & OGG JESSE
Mailing Name 2	OGG STEPHEN R & OGG PEGGY
Address 1	4803 FLINTLOCK DRIVE
Address 2	
Address 3	CINCINNATI OH 45244
Mortgage Company	
Mortgage Company Name	

Legal

Legal Desc 1
Legal Desc 2
Legal Desc 3

Taxes Charged

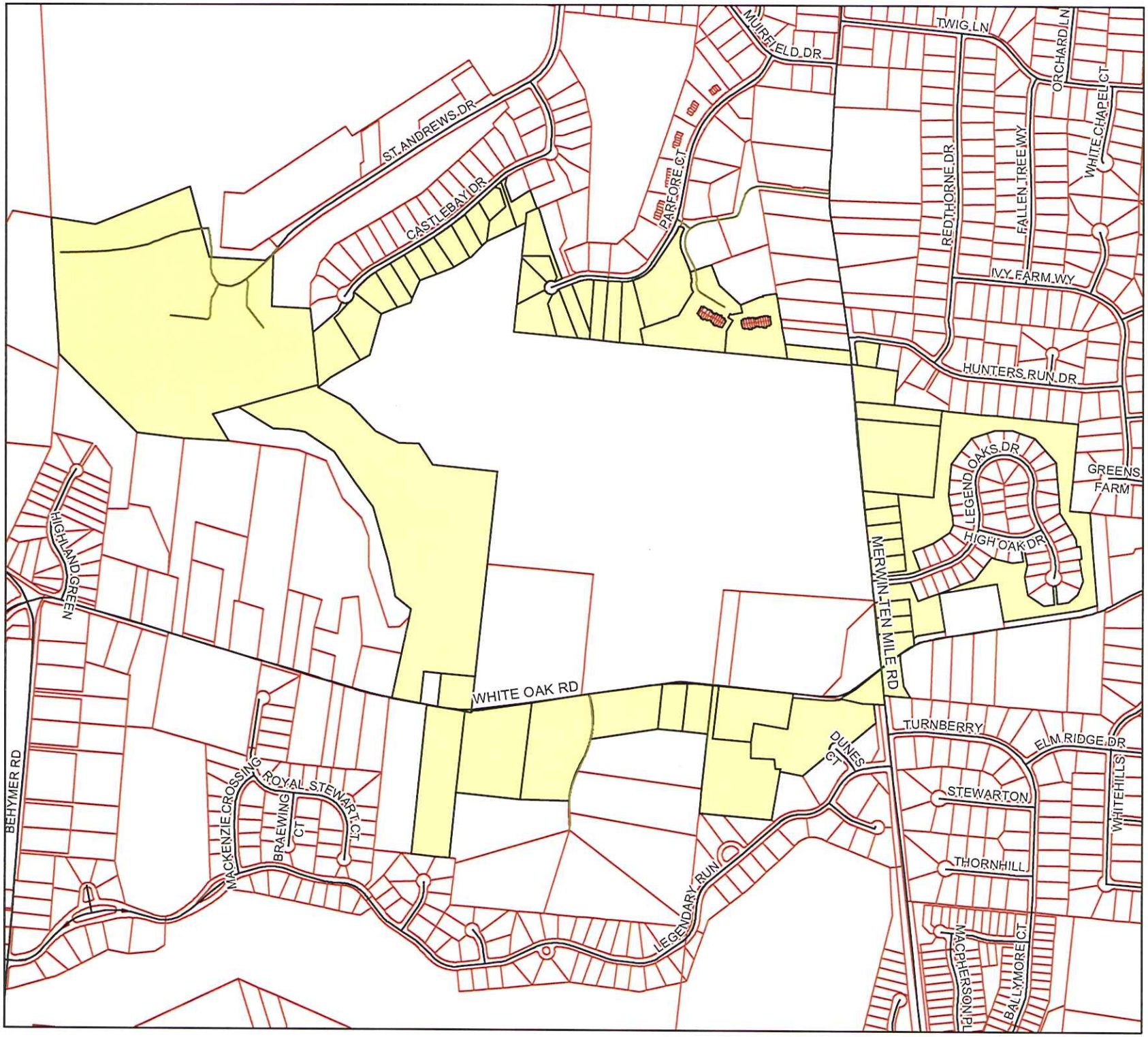
Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Charged
RP_OH	$17,355.58	$1,821.58	$1,655.98	$20,833.14

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	$0.00	$0.00	$0.00	$.00

Homestead Credits

Homestead Exemption	NO
Owner Occupancy Credit	YES



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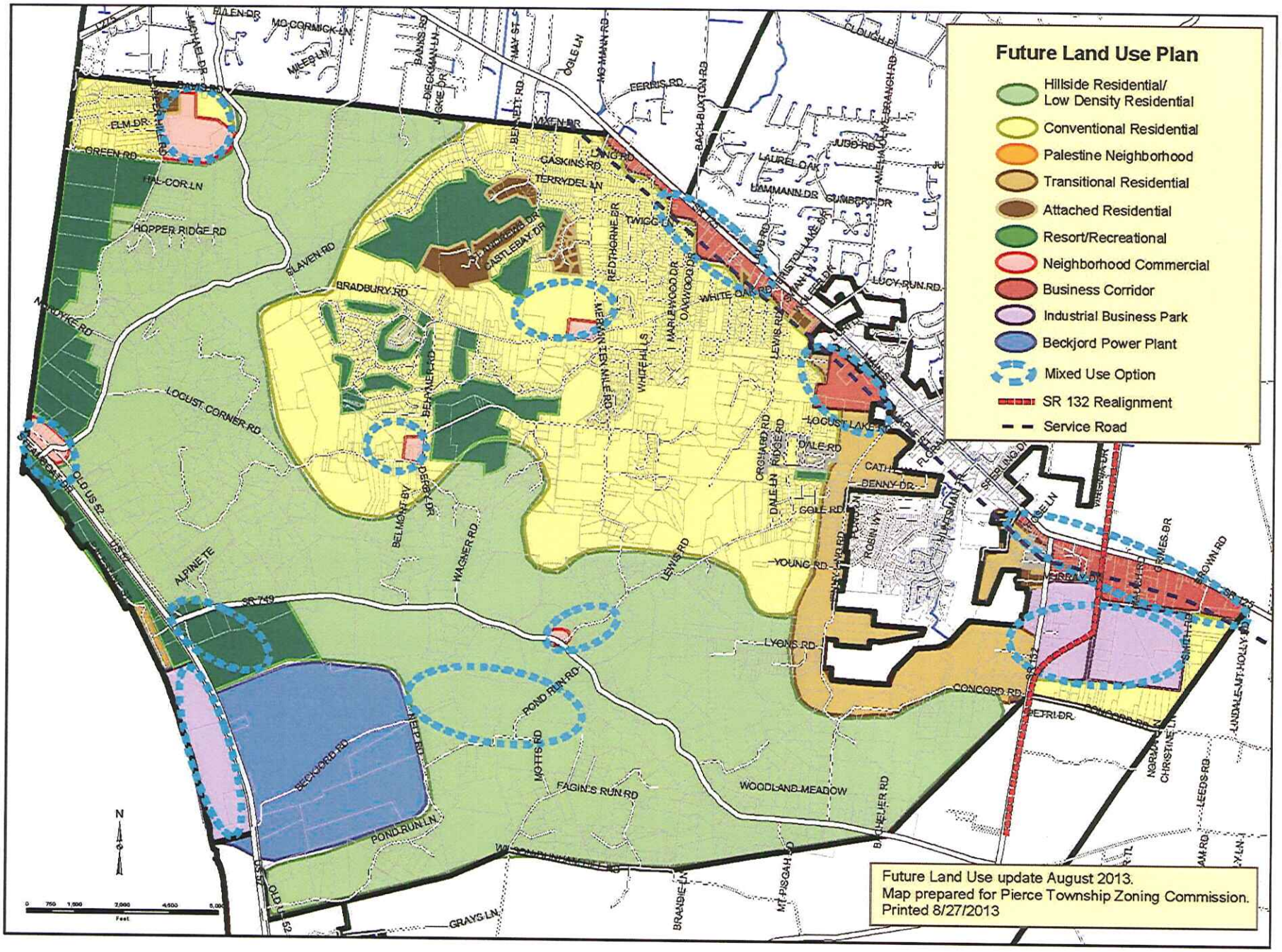
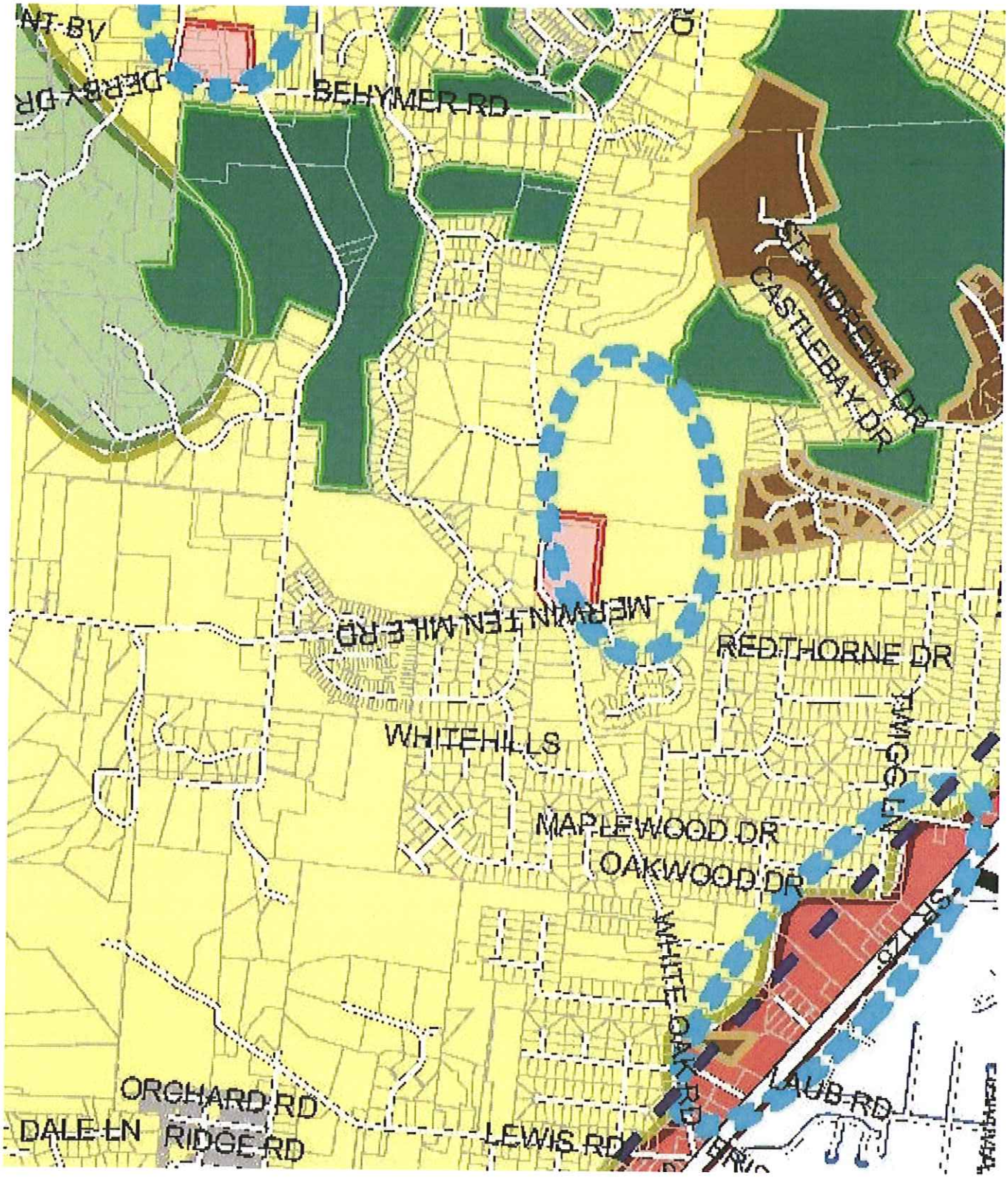
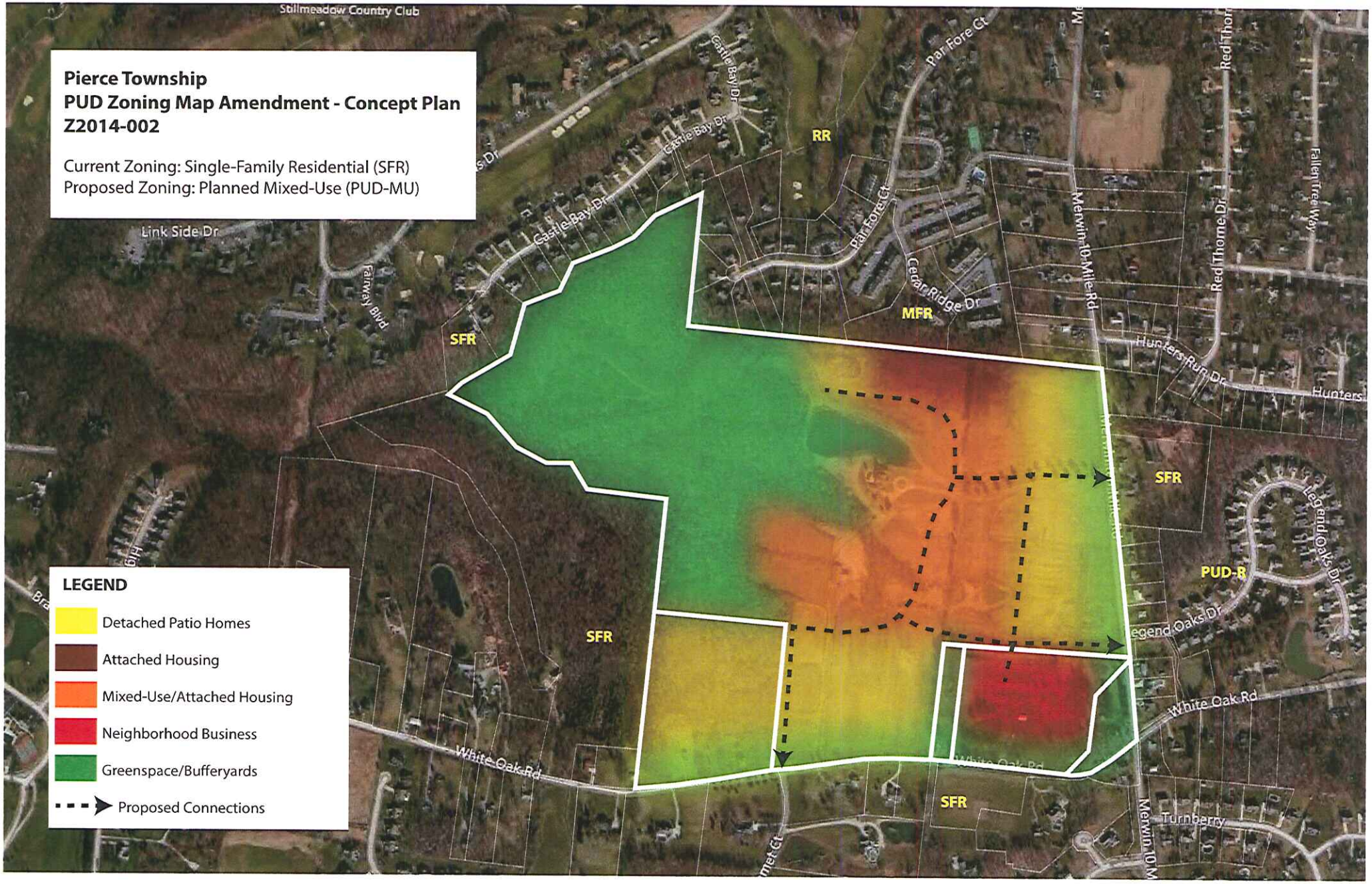
ADJACENT PROPERTY OWNERS LIST

Parcel #	Owners Name	Parcel Address	Tax Mailing Address (if different)
282813E120.	Samuel & Katherine Hoh	1003 White Oak Road Cincinnati, Ohio 45245	
282813F080.	Howard Marshall	1014 White Oak Road Cincinnati, Ohio 45245	
282813F045.	Benjamin & Elaine Graham	1024 White Oak Road Cincinnati, Ohio 45245	
282813E115.	Douglas Sieg	1053 White Oak Road Cincinnati, Ohio 45245	
282813E119.	David & Theresa Hannah	1057 White Oak Road Cincinnati, Ohio 45245	
282813E111.	MILLER PAUL J & Linda	1061 WHITE OAK ROAD Cincinnati, Ohio 45245	
282813E116.	HOLCER JANE A	1065 WHITE OAK RD Cincinnati, Ohio 45245	
282813E124.	WARD ROBERTA	1073 WHITE OAK RD Cincinnati, Ohio 45245	
282813A380.	FRECH PAMELA DAVIS	1087 WHITE OAK RD Cincinnati, Ohio 45245	
282813B312.	KUSHNER STEVEN D & LORIE M	1095 WHITE OAK RD Cincinnati, Ohio 45245	
285713.001.	APPLEGATE THOMAS & THERESA	1109 HUNTERS RUN DR Amelia, Ohio 45102	
285911.008.	FRAZEE CHRISTOPHER R & Mary	3563 PARFORE COURT Cincinnati, Ohio 45245	
285911.009.	GABBARD ROBERT W & MIKI L	3567 PARFORE CT Cincinnati, Ohio 45245	
285911.007.	COBB CHARLES R	3568 PARFORE CT Cincinnati, Ohio 45245	
285911.010.	LINAFELTER BRUCE W & BONITA R	3571 PARFORE CT Cincinnati, Ohio 45245	
285911.006.	Michael Grant	3572 Parfore Ct. Cincinnati, Ohio 45245	
285911.005.	Todd & Alicia Graves	3576 Parfore Ct. Cincinnati, Ohio 45245	
285911.004.	Donald Massari Jr	3584 Parfore Ct. Cincinnati, Ohio 45245	
282813A010.	Robin Cox	3587 Merwin Ten Mile Road Cincinnati, Ohio 45245	
285911.003.	James & Brenda Renfore	3588 Parfore Ct. Cincinnati, Ohio 45245	
285911.002.	Robert & Tamara Correll	3592 Parfore Ct. Cincinnati, Ohio 45245	
282813A118.	Larry & Shirley Drake	3596 Merwin Ten Mile Road Cincinnati, Ohio 45245	
285911.001.	Lisa & Jeremy Snider	3596 Parfore Ct Cincinnati, Ohio 45245	
284519.009.	Jorge & Annie Gallardo	3600 Merwin Ten Mile Road Cincinnati, Ohio 45245	
284519.008.	Erin & Samuel Thornton	3604 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
284519.007.	SILCOTT DONALD H & LANA G	3610 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
284519.005.	THIEL RONALD E	3620 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
282813A071.	HAGEMAN DONALD E ET AL	3626 MERWIN TEN MILE RD Cincinnati, Ohio 45245	1590 Maple Grove Road Williamsburg, Ohio 45176
282813A069.	DAMERON ROBERT	3632 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
282813A067.	SCHMIDT JEFFREY C	3634 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
282813A064.	KELCH ALLISON L	3638 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
282813A014.	LANG MARK & DEBORAH J	3646 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
282813G027.	FITE THOMAS A & Margaret	3668 MERWIN TEN MILE RD Cincinnati, Ohio 45245	
282813G052.	Janet Walker	3673 Merwin Ten Mile Road Cincinnati, Ohio 45245	
282813F086B	ORP FAIRWAYS LLC	380 St. Andrews Drive	500 LAKE COOK RD Ste 270 Deerfield, IL 60015
282813G172.	CHADWELL CHRISTOPHER L & Christine	844 CASTLEBAY DRIVE Cincinnati, Ohio 45245	
282813G171.	HUEGEL JAMES E & LINDA J	848 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G170.	LONGBOTTOM MARY C	852 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G169.	DREFAHL STEVEN P & Cynthia	862 CASTLEBAY DR Cincinnati, Ohio 45245	

282813G168.	MOSCHEL SCOTT & KRISTI A	866 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G167.	JOHNS DONALD D & Mary	870 CASTLEBAY DRIVE Cincinnati, Ohio 45245	
282813G166.	MOLES AARON C & Heather	874 CASTLEBAY DRIVE Cincinnati, Ohio 45245	
282813G165.	EARL JAMES A & KRISTIE A	878 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G164.	NOMELAND LAVONNE E & Leslie C Trustees	882 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G163.	LANE CHARLES W	886 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G162.	MARSHALL REX F & Eckstein Judith	888 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G161.	SCOTT SAMUEL A III & JEANETTE E	992 CASTLEBAY DR Cincinnati, Ohio 45245	
282813G160.	JOHNSTON CHARLES A & Carletta	994 CASTLEBAY DR Cincinnati, Ohio 45245	
286701B00CA	VILL AT ROYAL OAK CONDO Owners Assoc	Cedar Ridge Cincinnati, Ohio 45245	
286701D00CA	VILL AT ROYAL OAK CONDO Owners Assoc	Cedar Ridge Cincinnati, Ohio 45245	
286701E00CA	VILL AT ROYAL OAK CONDO Owners Assoc	Cedar Ridge Cincinnati, Ohio 45245	
282813A378.	LEGEND OAKS OWNERS ASSOCIATION	Legend Oaks	9349 WATERSTONE BLVE STE 100 Cincinnati, Ohio 45249-8324
282813A321.	LANG SCOTT A & BRENDA K	Merwin Ten Mile Road	6600 TIMBER MEADOWS CT Mason, Ohio 45040
282813A301.	KUSHNER STEVEN D & LORIE M	White Oak Road	1095 WHITE OAK RD Cincinnati, Ohio 45245
282813A382.	LEGEND OAKS OWNERS ASSOCIATION	White Oak Road	11340 MONTGOMERY RD SUITE 202 Cincinnati, Ohio 45249
282813E125.	WARD ROBERTA	White Oak Road	1073 WHITE OAK RD Cincinnati, Ohio 45245
282813F001.	TAYLOR DON & BETTY L	White Oak Road	986 WHITE OAK ROAD Cincinnati, Ohio 45245


Future Land Use Plan
Hillside Residential/ Low Density Residential
Conventional Residential
Palestine Neighborhood
Transitional Residential
Attached Residential
Resort/Recreational
Neighborhood Commercial
Business Corridor
Industrial Business Park
Beckjord Power Plant
Mixed Use Option
SR 132 Realignment
Service Road
Future Land Use update August 2013.
Map prepared for Pierce Township Zoning Commission.
Printed 8/27/2013
N
Feet


BEHYMER RD
CASTLEBAY DR
MERWIN TEN MILE RD
REDTHORNE DR
WHITEHILLS
MAPLEWOOD DR
OAKWOOD DR
WHITE OAK RD
LAUB RD
ORCHARD RD
DALE LN
RIDGE RD
LEWIS RD


Pierce Township
PUD Zoning Map Amendment - Concept Plan
Z2014-002
Current Zoning: Single-Family Residential (SFR)
Proposed Zoning: Planned Mixed-Use (PUD-MU)
LEGEND
Detached Patio Homes
Attached Housing
Mixed-Use/Attached Housing
Neighborhood Business
Greenspace/Bufferyards
Proposed Connections
Stillmeadow Country Club
Castle Bay Dr
Par Fore Ct
Link Side Dr
Fairway Blvd
Cedar Ridge Dr
Merwin 10 Mile Rd
Red Thorne Dr
Fallen Tree Way
Hunters Run Dr
Legend Oaks Dr
White Oak Rd
Turnberry
RR
MFR
SFR
PUD-R