

Pierce Township Zoning Commission
Meeting Minutes

February 3, 2015 6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:30 p.m., on Tuesday February 3, 2015, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Paul Houston called the meeting to order. Board members answering roll call: Mr. Paul Houston, Mr. Jeff Stitt, Mr. Dick Schuler, Ms. Karen Rebori, Mr. Stan Shadwell and Mr. Tom Sill. Township personnel who were also present: Mr. Tim Hershner, Township Administrator and Ms. Laura Bassett, Administrative Assistant.

The meeting began with the Pledge of Allegiance.

ZONING COMMISSION BUSINESS

Mr. Hershner states this meeting is zoning 101 asked by the Board of Trustees to give some training on zoning. Mr. Hershner talked about ORC 519 Township Zoning which was a hand out for the residents and Board of Zoning.

Mr. Hershner asked the Zoning Commission and residents if there is anything anyone would like explanation of zoning. Mr. Hershner goes over briefly how a zone change is started.

Jen Chamberlain asked about Planning Commission and Mr. Hershner explains what the County Planning Commission does with a zone change.

Mark Cann suggested creating flow chart for the permit process from start to finish including variances. Mr. Cann asked how does the land use plan and zoning resolution work together. Mr. Houston talked about how the board members worked hours on the land use plan and how they went to update the zoning map. Jen Chamberlain asked if the land use plan suggests a future zone change and Mr. Hershner states yes.

Donna Cann asked when was the land use plan updated and asked has large development been removed. Mr. Hershner went over portions of the future land use map that suggests future zone changes.

George Carpenter asked in the land use plan where is the zone change we've talked about for the Pommert, Ferguson, and Bradbury/Nobis/Hunt properties. Mr. Shadwell talked about the land use plan, future zone changes, and the Ferguson property.

Mr. Hershner talked more about the land use plan and future land use map. The question was asked - How do you reconcile that with neighborhood business with what the market wants? Mr. Houston stated the market will determine what can be placed there. Jen Chamberlain asked about the zone change – what percent does that help with revenue for the township.

Mr. Hershner stated we did receive input from real estate data to put together the land use plan. Mr. Shadwell stated when you say I live in Pierce Township people just have a stare because a lot of people do not know where Pierce Township is located.

Question was asked – What are Pierce Township biggest challenges? It was stated zoning enforcement is one big challenge and there are 12 hot spots that maybe the zoning violation officer could go out on the weekends, just don't send out violation letter and nothing else – Move forward with the zoning violations.

Mr. Stitt talks about how zoning violations need to be taken care of and how the resolution does not cover everything. Jen Chamberlain talks about enforcement of zoning. Donna Cann recommended people contact the Board of Health about high grass but it was stated the Board of Health does not issue complaints anymore regarding high grass due to lack of manpower.

Mr. Hershner talked about how the township is moving forward with zoning violations and how we are moving forward with public nuisances. Donna Cann asked have you've spoken to the board of trustees about what process they want to use with the zoning violation officer. Ms. Rebori asked about the nuisance. It was stated we need to get the information based on the ORC and then take a request to the board of trustees explaining to them the existing conditions causing a nuisance and what we need to do.

Mr. Hershner stated I've not asked the board of trustees to only enforce zoning violations by complaint. Donna Cann asked Mr. Hershner, are you proactive or complaint base on the zoning violations. Mr. Hershner stated he is proactive with the zoning violations, meaning violations are not solely issued based on complaints.

Mark Cann stated we need to be proactive on violations and keep the process up not just stop once you've received a call that they've stop or corrected the issue.

Meeting continued until March 3, 2015 @ 6:30 p.m. The meeting was recorded and a copy is available for review.

ADJOURNMENT

At 8:30 p.m., Mr. Stitt made a motion, seconded by Mr. Shadwell that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on:

Paul Houston, Chairman
Pierce Township Zoning Commission

Date