

Pierce Township Zoning Commission
Meeting Minutes

July 14, 2015 6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearing at 6:30 p.m., on Tuesday July 14, 2015, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

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

The meeting began with the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Approval of Minutes – April 7, 2015

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the April 7, 2015 Regular meeting of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – January 17, 2012

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the January 17, 2012 Regular meeting of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – February 21, 2012 – Public Hearing

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the February 21, 2012 Public Hearing of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – February 21, 2012

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the February 21, 2012 Regular meeting of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – April 17, 2012

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the April 17, 2012 Regular meeting of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – July 31, 2012

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the July 31, 2012 Public Hearing of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – August 21, 2012

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the August 17, 2012 Regular meeting of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – October 2, 2012

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the October 2, 2012 Public Hearing of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – April 8, 2013

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the April 8, 2013 Public Hearing of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – April 23, 2013

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the April 23, 2013 Public Hearing of the Zoning Commission as submitted. Roll call on motion: All aye

Approval of Minutes – July 23, 2013

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the July 23, 2013 Special meeting of the Zoning Commission as submitted. Roll call on motion: All aye

ZONING COMMISSION BUSINESS – Z2014-003 Nobis, Hunt & Bradbury Farms LLC properties

Chairman Shadwell opened the continued Public Hearing for Case #Z2014-003 from April 7, 2015. Mr. Hershner reported that he received a phone call from Fischer Homes and they've made minimal progress. Mr. Houston asked is it just a pricing issue with the three families. Chairman Shadwell asked do they have a plan and Mr. Hershner stated yes they have a plan but they've not wanted to put it out in public.

There was general discussion between the Zoning Commission about the progress of the zone change over the last year and how they've learned a lot about the properties as well as the residents. There was also general discussion between the Zoning Commission and public attendees about the discussion about recommending denying the application of zone change.

ZONING COMMISSION BUSINESS – Z2014-004 Pommert & Locust Lake Road properties

Chairman Shadwell opened the continued Public Hearing for Case #Z2014-004 from April 7, 2015. Mr. Hershner confirmed that the property is for sale for 3.8 million and Mr. Pommert stated they will not move forward with the zone change.

There was general discussion between the Zoning Commission about the progress of the zone change over the last year and how they've learned a lot about the properties as well as the residents. There was also general discussion between the Zoning Commission and public attendees about the discussion about recommending denying the application of zone change.

Mr. Stitt thanked the residents for attending all the zoning meetings on both zone changes. Mr. Shadwell expressed how happy he was to see the residents coming to the zoning commission meetings.

MOTION

A motion was made by Mr. Shadwell, seconded by Mr. Stitt, to recommend to the Trustees to deny the application for the zone change for Z2014-003. Roll call on motion: All aye

A motion was made by Mr. Stitt, seconded by Mr. Houston, to close public hearing on zoning case Z2014-003. Roll call on motion: All aye

A motion was made by Mr. Stitt, seconded by Mr. Houston, to recommend to the Trustees to deny the application for the zone change for Z2014-004. Roll call on motion: All aye

A motion was made by Mr. Stitt, seconded by Mr. Shadwell, to close public hearing on zoning case Z2014-004. Roll call on motion: All aye

NEW BUSINESS

Chairman Shadwell requested to table the text amendments to review for the next meeting which was set on August 4, 2015 @ 6:30 p.m.

There was general discussion between the Zoning Commission and public attendees about conservation subdivision and the process of a text amendment. Mr. Hershner talks about the conservation plan that was put in place in the zoning resolution.

ADJOURNMENT

At 7:32 p.m., Mr. Stitt made a motion, seconded by Mr. Houston that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on July 14, 2015:

Karen Rebori, Vice-Chairman
Pierce Township Zoning Commission

Date