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Zoning Commission
Meeting Minutes

August 4, 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 August 4, 2015, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Vice-Chairman Karen Rebori called the meeting to order. Board members answering roll call: Mr. Paul Houston, Mr. Jeff Stitt, Ms. Karen Rebori, and Mr. Dick Schuler. 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.

ZONING COMMISSION BUSINESS

Vice Chairman Rebori opened the regular meeting and asked Mr. Hershner about the text amendments on the agenda. Mr. Hershner talked about section 11.09: Location of Camping Trailer and/or Camper and why he's asked to discuss changing and/or to and since we receive a lot of calls regarding how many campers and trailer are allowed on a property. Mr. Hershner researched other townships (Miami, Batavia, & Anderson) zoning resolution regarding location of camping trailers and boats and states what they have in their zoning resolution for Miami & Anderson Township.

Mr. Houston has prepared a few suggestions on how to change section 11.09 and he feels "per family" should be removed because the wording family today is so ambiguous today. Mr. Stitt feels if a person wants to place a small camper and boat in their back yard, they should be allowed but if they have a ¼ of an acre I understand not to allow it. Ms. Rebori asked are residents being cited. Mr. Hershner states it comes up on a regular basis but no one has been cited.

There was general discussion between the board members about changing section 11.09. If we change section 11.09 then table 11.06-1 will also need to be changed. Jen Chamberlain asked are you keeping the location in the side and rear yard. Mr. Hershner stated yes, the location of side and rear yard will state the same.

Mr. Houston asked how many residents have been cited for section 11.09. Mr. Hershner talked about the process of violations and how cost is being added to property owner's tax bill if a nuisance was declared on a property. He also talks about taking violations to municipal court to get violations resolved.

Jen Chamberlain asked about the Board of Trustees public hearing regarding the zone changes and her request to change the Land Use Plan. Mr. Hershner explains the process of the public hearing and how to change the Land Use Plan.

There was discussion between board members and Jen Chamberlain regarding her request to review the conservation subdivisions section of the resolution and Land Use Plan. Mr. Hershner stated his intention was to look into the conservation subdivisions section for the October meeting to have time to review. Ms. Rebori agrees with Mr. Hershner. Mr. Schuler gives a brief explanation to why the conservation subdivisions section was put into the zoning resolution.

MOTION

A motion was made by Mr. Stitt, seconded by Mr. Schuler, to adopt the text amendment for 11.09: Location of Camping Trailer and Camper as provided by Mr. Houston stating the following:

11.09: Location of Camping Trailer and Camper

One trailer and boat may be parked in any district providing it is parked in the side or rear yard. No living quarters shall be maintained or any business conducted while such trailer is parked or stored. A camping trailer and boat are not to be parked any closer than five feet to any property line, and the definition of a side yard is the portion of the lot located behind a line tangent to the front of the dwelling.

Also to changing table 11.06-1 as follows:

| TABLE 11.06-1: MAXIMUM NUMBER OF RECREATIONAL VEHICLES | |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Lot Size | Maximum Number of Recreational Vehicles and Utility Trailers that may be Stored on a Site |
| 0.00 – 4.99 acres | 2 |
| 5.00 acres or more | 3 |

Roll call on motion: All aye

NEW BUSINESS

Mr. Hershner stated we have no agenda for the September meeting but he did speak with Mr. Ferguson and he is moving forward with a concept plan with McGill & Smith on the property so it's possible we might need to meet in September for a zone change.

APPROVAL OF THE MINUTES

Approval of Minutes – July 14, 2015

Mr. Stitt made a motion, seconded by Mr. Houston to approve the minutes of the July 14, 2015 Public Hearing of the Zoning Commission as submitted. Roll call on motion: Mr. Stitt, Mr. Houston, and Ms. Rebori; aye Mr. Schuler did not vote.

ADJOURNMENT

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

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on August 4, 2015:

Karen Rebori, Vice-Chairman
Pierce Township Zoning Commission

Date