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Board of Zoning Appeals  
Meeting Minutes  
Case # C-4 2015

August 18, 2015 6:30 p.m.

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:30 p.m., on Tuesday August 18, 2015, at the Pierce Township Administration Building, 950 Locust Corner Road.

**CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**

Chairman Greg Gentile called the meeting to order. Board members answering roll call: Mr. Robert Sander, Mr. Ray Lembke, and Mr. Greg Gentile. 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 22, 2015**

Mr. Lembke made a motion, seconded by Mr. Sander to approve the minutes of the April 22, 2015 as presented. Roll call on motion: All aye

**CASE # C-4 2015**

Mr. Hershner explains case C-4 2015 to the Board of Zoning Appeals and residents and goes over the presentation regarding the variance at 3485 Hickory Lane for Elisa & Paul Gadowski. Mr. Hershner talks about the zoning code on pools and setbacks and talks about the zoning in Palestine District and how we could create a separate zoning district for Locust Lake.

Mr. Lembke asked about the possibility for a home to be built on the adjacent property. Mr. Hershner stated Mr. Patel does not have any plans at this time. Mr. Lembke asked if we've had any contact from Saint Bernadette or any residents. Mr. Hershner stated we have had no contact with Saint Bernadette or residents on this variance.

There was general discussion between the Board of Zoning Appeals members and Mr. Hershner about the location of the pool, setback requirement, and deck requirement for the property located at 3485 Hickory Lane. Mr. Hershner stated he suggested to Mrs. Gadomski to place the pool on the other side of the house but because it's so heavily wooded and children walk thru their property to get to Saint Bernadette. Mr. Sander asked about Saint Bernadette and Mr. Gentile stated he drove by the property and it's heavily wooded.

### **OATH TAKEN BY ATTENDEES**

Mr. Gentile administered the oath to attendee.

### **CASE # C-4 2015 continued**

Mrs. Gadomski stated she spoke with Mr. Patel about buying the property adjacent to their property but he has offered the purchase of the land to another neighbor.

Mr. Sander stated he is concerned about lighting around the pool area. Mrs. Gadomski stated they do not have any plans to add any lighting at this time but would agree to add shields to the lighting. There was more discussion between the Board of Zoning Appeals members and Mr. Hershner about the deck and privacy fence. Mr. Lembke asked is there anything in the zoning resolution about flood lights. Mr. Hershner stated the no but you could recommend no lighting on that side of the home with the pool.

Mr. Gentile read the zoning resolution regarding pools which the resolution states for above ground pools, the sidewall of the pool may serve as the safety wall provided the sidewall of the pool is at least four feet high, the access to the pool is lockable or as otherwise approved by the Clermont County Building Department, as measured from the grade at the base of the wall. Mr. Hershner talked about the lockable gate and moveable steps from the pool. Mr. Gentile asked Mrs. Gadomski is there a railing and decking around the pool. Mrs. Gadomski stated they've purchased the steps that lock and they have a future plan to add a deck.

There was more discussion about the privacy fence between the Board of Zoning Appeals members along with Mr. Hershner. Mr. Lembke talked about the setting a minimum feet for a fence around the deck of the pool. Mr. Sander suggested to not looking at it at a neighbor perspective. Mr. Hershner explained more about the deck with railing and fence.

### **MOTION**

A motion was made by Mr. Lembke seconded by Mr. Sander to grant permission to locate the 24 feet above ground pool at the southeastern side of the property provided its set back at least 15 feet on the east and south sides of the property lines and provides of any lighting installed for illumination that no significant spill over to the adjoining lots. Roll call on motion: All aye.

**ADJOURNMENT**

At 7:12 p.m. the meeting was adjourned.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on August 18, 2015:

\_\_\_\_\_  
Gregory Gentile, Chairman  
Pierce Township Board of Zoning Appeals

Date \_\_\_\_\_

\_\_\_\_\_  
Mr. Hershner, Administrator

\_\_\_\_\_  
Date