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950 Locust Corner Road
Cincinnati, Ohio 45245

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www.piercetownship.org

APPLICATION FOR ZONING AMENDMENT

APPLICATION NUMBER: _____

NAME OF APPLICANT: Grand Communities, Ltd. c/o Jason Wisniewski

MAILING ADDRESS: 3940 Olympic Blvd., Erlanger, KY 41018

PHONE: 859-344-3136 FAX NUMBER: N/A

EMAIL: jwisniewski@fischerhomes.com

If agent, please explain relationship (architect, lawyer): Developer

Request zone change from: SFR to PUD

Total Area: 109.533 Acres

Addresses of property (if assigned): 3645 Merwin Ten Mile Road

List current owner of record, deed book and page and Auditor's parcel number of each parcel:

1. Owner - Duane Ferguson, Deed Book - 2510, Page - 219, Parcel Number - 282813F012
2. _____
3. _____
4. _____
5. _____

Attach additional listings if needed

Applicant: *J.M.H.* Jason M. Wisniewski

Owner: *Duane Ferguson*
Duane Ferguson

DESCRIPTION FOR: Grand Communities Limited

**LOCATION: 3645 Merwin Ten Mile Road
109.533 Acres**

**AREA TO BE RECLASSIFIED "PUD-R"
(Planned Residential Use)**

Situate in Eddin's Military Survey No. 1366, Pierce Township, Clermont County, Ohio and being the lands conveyed to Duane Ferguson by deed recorded in O.R. 2510, Page 219, Clermont County, Ohio Recorder's Office and more particularly described as follows:

Beginning a point in the centerline of Merwin Ten Mile Road, said point also being the northeast corner of the lands conveyed to David Orick and lies northerly 422.0 feet from the centerline intersection of said Merwin Ten Mile Road and White Oak Road;

Thence, with the north and west lines of said Orick, North 86°12'21" West, 923.65 feet to a point and South 06°03'16" West, 595.03 feet to a point in the centerline of White Oak Road;

Thence, with said centerline, North 84°09'39" West, 202.73 feet to a point and South 81°50'21" West, 607.91 feet to the southeast corner of the lands conveyed to Peggy Ogg, etal;

Thence, with the east lines of said lands, the following three (3) courses and distances;

1. North 05°47'21" East, 157.00 feet to a point;
2. North 02°27'21" East, 96.62 feet to a point;
3. North 05°47'21" East, 499.58 feet to the northeast corner of the lands conveyed to Stephen M. and Jesse Ogg;

Thence, with the north line of said lands, North 84°41'39" West, 653.89 feet to a point in the east line of the lands conveyed to Don and Betty L. Taylor;

Thence, with the lines of said lands the following seven (7) courses and distances;

1. North 06°06'39" East, 575.41 feet to a point;
2. North 84°12'49" West, 398.76 feet to a point;
3. North 32°28'39" West, 156.71 feet to a point;
4. South 88°20'31" West, 124.20 feet to a point;
5. North 63°02'19" West, 160.71 feet to a point;



6. North 43°07'39" West, 223.15 feet to a point;
7. North 62°04'03" West, 225.39 feet to the southwest corner of Lot 23, Castlebay at Royal Oak Subdivision as recorded in Plat Cabinet 5, Page 155, Clermont County, Ohio Recorder's Office;

Thence, with the southeasterly lines of said Subdivision the following nine (9) courses and distances;

1. North 50°17'38" East, 96.33 feet to a point;
2. North 59°47'38" East, 280.00 feet to a point;
3. North 15°11'48" East, 266.19 feet to a point;
4. North 68°14'18" East, 192.11 feet to a point;
5. North 24°09'28" East, 147.50 feet to a point;
6. North 68°01'38" East, 219.68 feet to a point;
7. North 59°35'03" East, 124.87 feet to a point;
8. North 44°31'28" East, 138.44 feet to a point;
9. North 63°56'08" East, 263.24 feet to a point the in the west line of Lot 10, Glen Oaks Subdivision as recorded in Plat Cabinet 4, Page 794, Clermont County, Ohio Recorder's Office;

Thence, with the west line of said subdivision, South 05°55'11" West, 679.29 feet to the southwest corner of Lot 7 of said subdivision;

Thence, with the south line of said subdivision and the south line of The Village of Royal Oak Condominium Phase 4, as recorded in Plat Cabinet 4, Page 469 and the south line of The Village of Royal Oak Condominium Phase 5, as recorded in Plat Cabinet 4, Page 506, Clermont County, Ohio Recorder's Office, South 84°31'54" East, 1446.47 feet to a point;

Thence, continuing with the south line of said Phase 5 and the south line of the lands conveyed to Holly Holbrook and Andrew Farwick, South 84°36'56" East, 629.95 feet to a point in the centerline of aforesaid Merwin Ten Mile Road;

Thence, with said centerline, South 05°07'20" East, 769.24 feet to a point and South 06°01'09" East, 686.10 feet to the point of beginning.

Containing 109.533 acres of land.

Subject to all legal highways, easements and restrictions of record.



I hereby certify that the above description is a complete, proper and legal description of the property to be re-classified herein. The above description is based on existing deeds and plats of record and is not based on an actual field survey. Said description is to be used for the purpose of re-classification only, and is not to be used for the transfer of property.

Jerry L. Keller 1/26/2016
Jerry L. Keller P. S. #7584



Prepared by: McGill Smith Punshon, Inc.

Date: January 19, 2016

MSP No.: 00414.02

00414023-ZON-109_533 Acres.docx





CLERMONT COUNTY ENGINEER'S OFFICE

"Improving your commute"

Patrick J. Manger, P.E.-P.S.
Clermont County Engineer

January 29, 2016

Grand Communities, Ltd./Fischer Development Company
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
Attn: Jason M. Wisniewski, VP of Planning + Zoning

RE: Traffic Impacts of Proposed Pierce Twp Developments

Dear Mr. Wisniewski:

Based upon review of the two developments as currently proposed, we offer the following comments:

Bradbury Road Property:

- Because this development, as proposed, will generate less than 100 trips in the peak hour we will not require a traffic impact study to be submitted. As you probably know, these studies weigh the impact that the additional proposed traffic will have to the existing traffic utilizing the roadway. Historically, we have found that developments generating less than 100 trips in the peak hour do not have a significant enough impact to warrant improvements, which is why the threshold of 100 trips was established with the creation of the Clermont County Access Management Regulations in 2010.
- A sight distance study will be required for the access locations on Bradbury Road.

Ferguson Property:

- Because this development, as proposed, will generate more than 100 trips in the peak hour, a traffic impact study will be required to be submitted to our office for review. The study should include a full evaluation of the Merwin Ten Mile and White Oak Road intersection, turn lane evaluations at the proposed access locations on each Merwin Ten Mile and White Oak Roads, and a sight distance study for each of the proposed access locations.

Please let us know if you have any questions or need additional information.

Sincerely,

Jeremy Evans, P.E., P.S.
Traffic Engineer

cc: File

NEIGHBORING PROPERTY OWNERS

List all property owners within two-hundred (200) feet of the subject property:

Property Owner	Property Address	Mailing Address if Different	City, State, Zip Code
FRECH PAMELA DAVIS	1087 WHITE OAK RD	1087 WHITE OAK RD	CINCINNATI OH 45245
WARD ROBERTA	WHITE OAK RD	1073 WHITE OAK RD	CINCINNATI OH 45245
FERGUSON DUANE	3645 MERWIN TEN MILE RD	4263 IVY POINTE BOULEVARD	CINCINNATI OH 45245
OGG PEGGY ETAL	1044 WHITE OAK RD	4803 FLINTLOCK DR	CINCINNATI OH 45244
HOLBROOK HOLLY &	3673 MERWIN TEN MILE RD	3673 MERWIN TEN MILE RD	CINCINNATI OH 45245
JOHNSTON CHARLES A &	CASTLEBAY DR	994 CASTLEBAY DR	CINCINNATI OH 45245
MOSCHEL SCOTT & KIRSTI	866 CASTLEBAY DR	866 CASTLEBAY DR	CINCINNATI OH 45245
GABBARD ROBERT W & MIKL L	3567 PARFORE CT	3567 PARFORE CT	CINCINNATI OH 45245
DAMERON ROBERT	3632 MERWIN TEN MILE RD	3632 MERWIN TEN MILE RD	CINCINNATI OH 45245
LANG SCOTT A & BRENDA K	MERWIN TEN MILE RD	6600 TIMBER MEADOWS CT	MASON OH 45040
FITE THOMAS A & MARGARET N	3668 MERWIN TEN MILE RD	3668 MERWIN TEN MILE RD	CINCINNATI OH 45245
LEMING JOHN & KAREN	3677 MERWIN TEN MILE RD	5 STURBRIDGE DR	COLD SPRINGS KY 41076
JOHNSTON CHARLES A &	994 CASTLEBAY DR	994 CASTLEBAY DR	CINCINNATI OH 45245
CHADWELL CHRISTOPHER	844 CASTLEBAY DR	844 CASTLEBAY DRIVE	CINCINNATI OH 45245
THIEL RONALD E	3620 MERWIN TEN MILE RD	3620 MERWIN TEN MILE RD	CINCINNATI OH 45245
RENFROE JAMES JR & BRENDA J	3588 PARFORE CT	966 LOST XING	CINCINNATI OH 45231
KONIECZKA BRANDON	3575 PARFORE CT	3575 PARFORE CT	CINCINNATI OH 45245
ORICK DAVID C	1098 WHITE OAK RD	1098 WHITE OAK ROAD	CINCINNATI OH 45245
SCHMIDT JEFFREY C	3634 MERWIN TEN MILE RD	3634 MERWIN TEN MILE RD	CINCINNATI OH 45245
LEGEND OAKS HOA	WHITE OAK RD	11340 MONTGOMERY RD SUITE 202	CINCINNATI OH 45249
HOLCER JANE A	1065 WHITE OAK RD	1065 WHITE OAK RD	CINCINNATI OH 45245
CALLAHAN FRANCES & SHERRILL	1074 CASTLEBAY DR	1074 CASTLEBAY DR	CINCINNATI OH 45245

NEIGHBORING PROPERTY OWNERS

List all property owners within two-hundred (200) feet of the subject property:

Property Owner	Property Address	Mailing Address if Different	City, State, Zip Code
MOLES AARON C &	874 CASTLEBAY DR	874 CASTLEBAY DRIVE	CINCINNATI OH 45245
HUEGEL JAMES E & LINDA J	848 CASTLEBAY DR	848 CASTLEBAY DR	CINCINNATI OH 45245
CORRELL ROBERT B & TAMARA G	3592 PARFORE CT	3592 PARFORE COURT	CINCINNATI OH 45245
GRANT MICHAEL A	3572 PARFORE CT	3572 PARFORE CT	CINCINNATI OH 45245
COBB CHARLES R	3568 PARFORE CT	3568 PARFORE CT	CINCINNATI OH 45245
BUCHANAN HEWITT JUDY K &	3563 PARFORE CT	3563 PARFORE COURT	CINCINNATI OH 45245
VILL AT ROYAL OAK CONDO	CEDAR RIDGE DR	NO ADDRESS	
ORICK DAVID	1076 WHITE OAK RD	1098 WHITE OAK RD	CINCINNATI OH 45245
MILLER PAUL J &	1061 WHITE OAK RD	1061 WHITE OAK ROAD	CINCINNATI OH 45245
LINAFELTER BRUCE W & BONITA R	3571 PARFORE CT	3571 PARFORE CT	CINCINNATI OH 45245
VILL AT ROYAL OAK CONDO	CEDAR RIDGE DR	NO ADDRESS	
VILL AT ROYAL OAK CONDO	CEDAR RIDGE DR	NO ADDRESS	
COURY GARY K & BEVERLY S	987 -2 CEDAR RIDGE DR	3744 FALLEN TREE WAY	AMELIA OH 45102
US BANK NATIONAL ASSOCIATION	3626 MERWIN TEN MILE RD	200 SOUTH SIXTH ST	SOUTH MINNEAPOLIS MN 55402
DAVIES EDWIN I & LOIS J	888 CASTLEBAY DR	888 CASTLEBAY DRIVE	CINCINNATI OH 45245
NOMELAND LAVONNE E	882 CASTLEBAY DR	882 CASTLEBAY DR	CINCINNATI OH 45245
JOHNS DONALD D &	870 CASTLEBAY DR	870 CASTLEBAY DRIVE	CINCINNATI OH 45245
THORNTON SAMUEL & ERIN	3604 MERWIN TEN MILE RD	3604 MERWIN TEN MILE RD	CINCINNATI OH 45245
M I HOMES OF CINCINNATI LLC	LEGEND OAKS DR	9349 WATERSTONE BLVD STE 100	CINCINNATI OH 45249-8324
SCOTT SAMUEL A & JEANETTE E	992 CASTLEBAY DR	992 CASTLEBAY DR	CINCINNATI OH 45245
LAWS SARAH MARIE	3610 MERWIN TEN MILE RD	3610 MERWIN TEN MILE RD	CINCINNATI OH 45245
MASSARI DONALD J JR	3584 PARFORE CT	3584 PARFORE CT	CINCINNATI OH 45245

NEIGHBORING PROPERTY OWNERS

List all property owners within two-hundred (200) feet of the subject property:

Property Owner	Property Address	Mailing Address if Different	City, State, Zip Code
GRAVES TODD A & ALICIA M	3576 PARFORE CT	3576 PARFORE CT	CINCINNATI OH 45245
BRESSER GREGORY T	3597 MERWIN TEN MILE RD	3597 MERWIN TEN MILE RD	CINCINNATI OH 45245
LANG MARK & DEBORAH J	3646 MERWIN TEN MILE RD	3646 MERWIN TEN MILE RD	CINCINNATI OH 45245
MULVANEY ALLISON L	3638 MERWIN TEN MILE RD	3638 MERWIN TEN MILE RD	CINCINNATI OH 45245
KUSHNER STEVEN D & LORIE M	WHITE OAK RD	1095 WHITE OAK RD	CINCINNATI OH 45245
TAYLOR DON & BETTY L	WHITE OAK RD	986 WHITE OAK ROAD	CINCINNATI OH 45245
ORP FAIRWAYS LLC	380 ST ANDREWS DR	500 LAKE COOK RD	DEERFIELD IL 60015
LANE CHARLES W	886 CASTLEBAY DR	886 CASTLEBAY DR	CINCINNATI OH 45245
EARL JAMES A & KRISTIE A	878 CASTLEBAY DR	878 CASTLEBAY DR	CINCINNATI OH 45245
DREFAHL STEVEN P & CYNTHIA L	862 CASTLEBAY DR	862 CASTLEBAY DR	CINCINNATI OH 45245
LONGBOTTOM MARY C	852 CASTLEBAY DR	852 CASTLEBAY DR	CINCINNATI OH 45245
APPLEGATE THOMAS & THERESA	1109 HUNTERS RUN DR	1109 HUNTERS RUN DR	AMELIA OH 45102
JALLAQ MUSA & NAVART	1113 HUNTERS RUN DR	1113 HUNTERS RUN DRIVE	AMELIA OH 45102
WARD ROBERTA	1073 WHITE OAK RD	1073 WHITE OAK RD	CINCINNATI OH 45245
SNIDER LISA & JEREMY	3596 PARFORE CT	3596 PARFORE CT	CINCINNATI OH 45245

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 A1834000
 Total Acres 109.533
 Taxing District 28
 District Name PIERCE TWP / WEST CLERMONT LSD
 Gross Tax Rate 94.04
 Effective Tax Rate 66.10806
 Non-Business Credit 9.6823
 Owner Occupancy Credit 2.4205

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	\$0.00	\$9,719.45	\$9,719.45	\$19,438.90

Taxes Due

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total Due
RP_OH	\$0.00	\$9,719.45	\$9,719.45	\$19,438.90

Homestead Credits

Homestead Exemption NO



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PARID: 282813F012.
FERGUSON DUANE

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- Residential
- Commercial
- Outbuildings
- Permits
- Values
- Value History
- Tax Summary
- Tax Detail
- Tax History
- Payment History
- Assessment
- Manufactured Home
- Proposed Levies for March 15, 2016
- Election
- Levies Passed in 2015
- Sketch
- Photos
- Tax Map
- Pictometry
- Surveys
- Property Recap Report
- Historical Plat Viewer

- enter a parcel id -

