



Zoning Commission

March 8, 2016

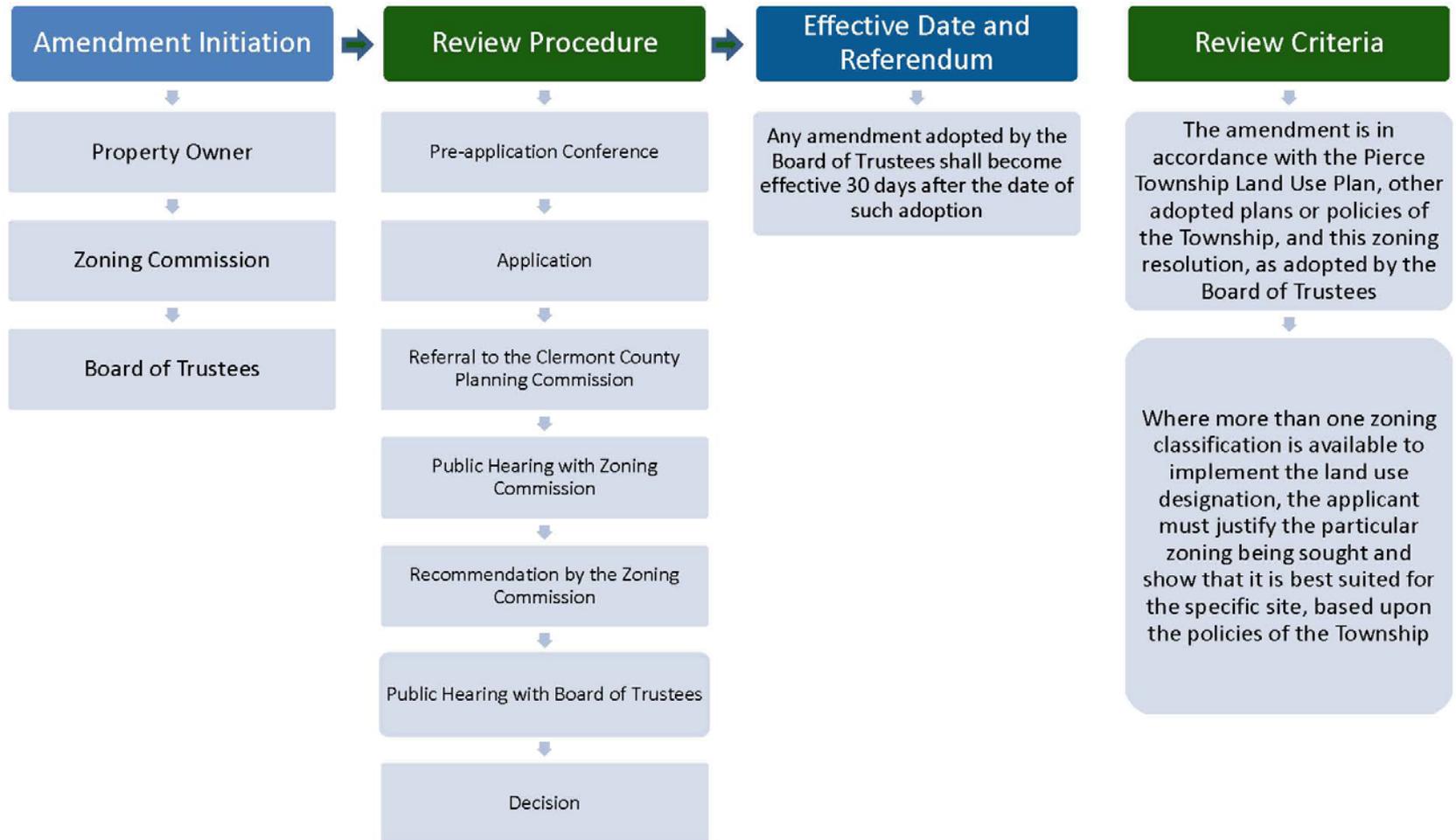
AGENDA

1. Call to Order Continued Public Hearing
 - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt and Tom Sill
2. Pledge of Allegiance
3. Case Z2016-003 Grand Communities/Fischer (Ferguson Farm 109 acres) SFR to PUD-R
3. Adjournment

Z2016-003

3645 Merwin Ten Mile Road
Property

Zone Change Process



For illustrative purposes only. Refer to the Pierce Township Zoning Resolution for detailed information.

Vicinity Map





- [Home](#)
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Profile

PARID: 282813F012.
FERGUSON DUANE

Sales

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

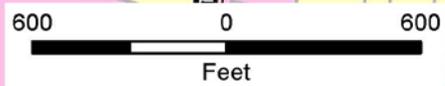
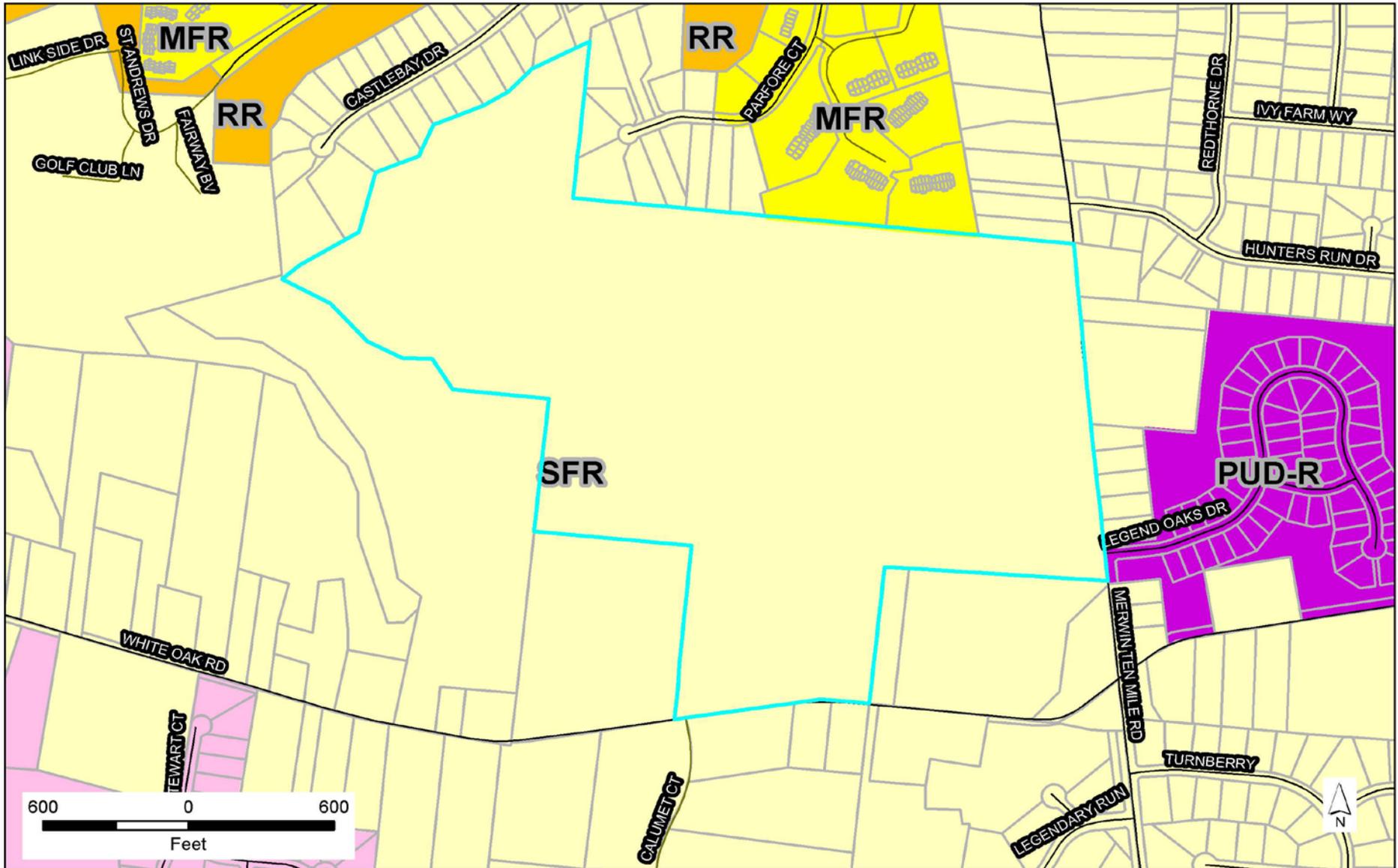
Property Recap Report

Historical Plat Viewer

- enter a parcel id -



ZONING



Pierce Township Zoning Case Z2016-003

February, 2016

 Subject Property





Homesite Types <small>(See Notes on Page 2)</small>	Units	Setbacks			Legend
		Front	Side	Rear	
Masterpiece (85' x 150')	98	25'	6'/15' *	25'	40%
Patio (55' x 150')	131	25'	5'	25'	60%
Total	229				2.09 units/ac

Land Use	Acres	Percentage
Rights-of-Way	12.62 acres	11.52%
Open Space	31.81 acres	29.04%
Buffers (PUD)	6.45 acres	5.88%
Residential Lots	58.65 acres	53.55%
Total Site Acreage	109.53 acres	100.00%

* 15' total distance between buildings with a minimum of 6' on one side, driveways must be setback a minimum of 1' from the property line



PRESTWICK PLACE

Pierce Township, Clermont County, Ohio
Concept Plan





CLERMONT COUNTY OHIO PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON FEBRUARY 23, 2016

PIERCE TOWNSHIP ZONING CASE # Z2016-003

APPLICANT: Jason Wisniewski
Grand Communities, Ltd.
3940 Olympic Blvd.,
Erlanger, KY 41018

OWNER: Duane Ferguson
4263 Ivy Point Blvd.
Cincinnati, OH 45245

REQUEST: Rezone parcel 282813F012 "SFR" Single Family Residential District consisting of 109.533 acres to a "PUD-R" Planned Residential Use.

LOCATION: The subject property is located along the west side of Merwin Ten Mile Road, with a physical address of 3645 Merwin Ten Mile Road, Pierce Township, OH 45245. See the attached location map for further clarification.

ZONING: The current zoning for the subject property is "SFR" Single Family District. The surrounding properties are mostly "SFR" Single Family Residential with properties to the North "MFR" Multifamily Residential zoning and properties to the East zoned "PUD-R" Planned Residential Use. See the attached zoning map for further clarification.

LAND USE: The existing land use is Single Family Residential with the property being mostly wooded to the western half and being used for agricultural purposes in the eastern half.

HISTORY: Per Planning Staff's research, this parcel has been the subject of a previous rezoning request in 2014. The Planning Commission recommended approval for the case #Z2014-002, but the request was denied by Pierce Township Trustees.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

This request is compatible with Pierce Township's Land Use Plan. The property is identified as part of the Conventional Residential land use area, where it is deemed appropriate for residential development. (See attached Future Land Use Plan)

STAFF ANALYSIS:

Per the application, the applicant is requesting a zoning change for parcel 282813F012 (109.533 acres) "SFR" Single Family Residential District to a "PUD-R" Planned Residential Use, to allow for 58.65 acres (53.55%) of the property to be developed as residential lots with the other 50.88 acres (46.44%) being designated for use of Right-of-Way, Open Space and Buffers. This proposed project consists of 229 units with a density of 2.09 homes per acre. This density is consistent with the density guidelines in Pierce Township's Zoning Resolution Article 7, Section 7.04.

**Clermont County Department Community & Economic Development
Comments:**

1. No Comment

Clermont County Engineer's Office Comments:

1. This development is expected to generate more than 100 trips in the peak hour and will require a Traffic Impact Study including a full evaluation of the Merwin Ten Mile and White Oak Road intersection in addition to the subdivision entrances.

Clermont County Water Resources Department Comments:

1. The proposed development is located within the Clermont County Water Resources Department's jurisdiction for water and sewer service. The property has access to public sewer and water. Currently capacity is available to service the property.

STAFF RECOMMENDATION:

Based on the aforementioned Staff Analysis, move to **RECOMMEND APPROVAL** of Pierce Township Zoning Case # Z2016-003 to rezone the subject parcel 282813F012 from "SFR" Single Family Residential to "PUD-R" Planned Residential Use, subject to the following condition:

1. All agency review comments are satisfactorily addressed.



CLERMONT COUNTY ENGINEER'S OFFICE

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

"Improving your commute"

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



February 24, 2016

Grand Communities Limited
3940 Olympic Blvd, Suite 400
Erlanger, KY 41018

RECEIVED
FEB 29 2016
BY: LB

CLERMONT COUNTY PLANNING COMMISSION | TUESDAY, FEBRUARY 23, 2016

Mr. Wisniewski,

REQUEST: Rezone parcels 282813F012 (SRF – Single Family Residential District) consisting of 109.533 acres to a “PUD” Planned Unit Development District.

At its regular meeting held on Tuesday, February 23, 2016, the Clermont County Planning Commission voted to **RECOMMEND APPROVAL** of Pierce Township Zoning Case #Z2016-003 for “PD” Planned Development District with the following conditions:

1. All agency review comments are satisfactorily addressed.

A copy of the staff report is attached. Please call me if you have questions or need further information.

Sincerely,

Taylor Corbett
Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904

CC: File
Pierce Township
Fischer Homes
MSP

Questions:

Traffic Study?

- Choice One Engineering, February 17, 2016
 - Recommendation – “The proposed Ferguson Property development does not significantly impact the surrounding roadway network and no improvements are recommended at this time.
- Clermont County Engineer, March 8, 2016
 - Requested more information from the developer on sight distance when construction plans are submitted.

Sewers?

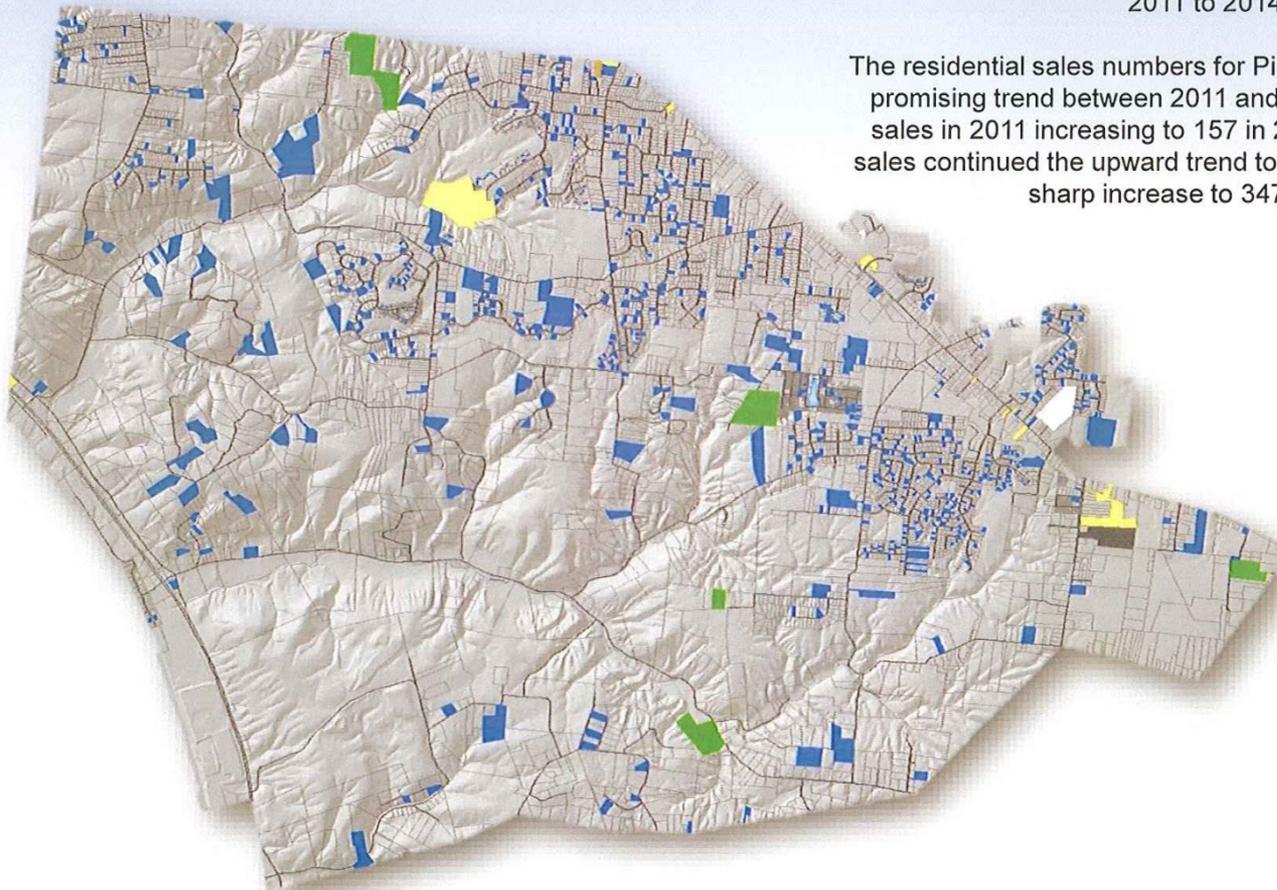
- Clermont County Water Resources Department, 2016
 - Recommendation – “Both properties currently have sewer mains at the back of the property. They will be extended from those points. Therefore there will be no sewer assessments to adjoining properties since the lines will not run along Merwin Ten Mile.

Real Estate Industry Rebound?

Pierce Township Sales 2011 - 2014

Valid sales are used as indicator of the health of the market, it is defined as an arms length transaction where the buyer and seller are both acting prudently, knowledgeably, and neither is acting under duress. This map shows the location of sales for residential, agricultural, and commercial properties from 2011 to 2014.

The residential sales numbers for Pierce Township showed a promising trend between 2011 and 2014. There were 114 sales in 2011 increasing to 157 in 2012. During 2013 the sales continued the upward trend to 169 sales followed by a sharp increase to 347 in 2014.

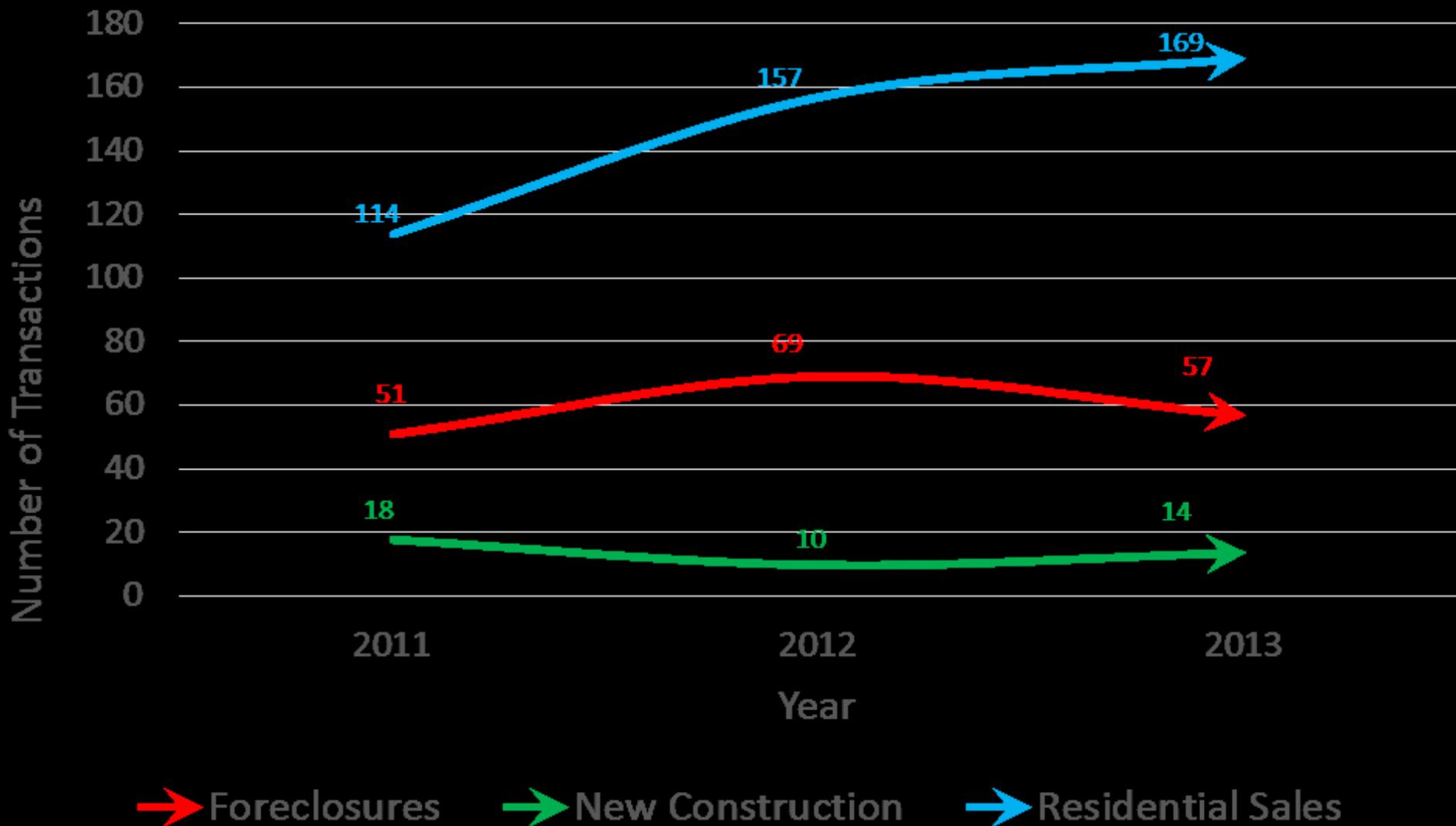


Sales 2011 - 2014

Sales Category

- Agriculture Sales
- Industrial Sales
- Commercial Sales
- Residential Sales
- Exempt Sales

Pierce Township Residential Real Estate Market Indicators



Revenue from Property Taxes?

- Clermont Auditor's Office Estimates, March 7, 2016

Pierce Township Revenue Projections

Prestwick Place

Masterpiece Collection Homes

Levy	Valuation	Effective Rate	Projected Revenue
General	41,160,000	0.8	32,928
Road & Bridge		1.8	74,088
Police		5.954	245,067
Fire & EMS		8.0769	332,445
Waste		2.3	<u>94,668</u>
			779,196
General	39,300,000	0.8	31,440
Road & Bridge		1.8	70,740
Police		5.954	233,992
Fire & EMS		8.0769	317,422
Waste		2.3	<u>90,390</u>
			743,984

Patio Collection Homes

BOARD OF TRUSTEES
Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

Fiscal Officer
Debbie S. Schwey

Administrator
Timothy P. Hershner



RECEIVED
FEB 02 2010
BY: *KB*

950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262
Fax # (513) 752.8418
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. Wisniewski* 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;

McGill Smith Punishon, Inc.
3700 Park 42 Drive ■ Suite 1908 ■ Cincinnati, Ohio ■ 45241-2097
513.759.0004 ■ Fax 513.563.7099 ■ www.mcgillsmithpunishon.com



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



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

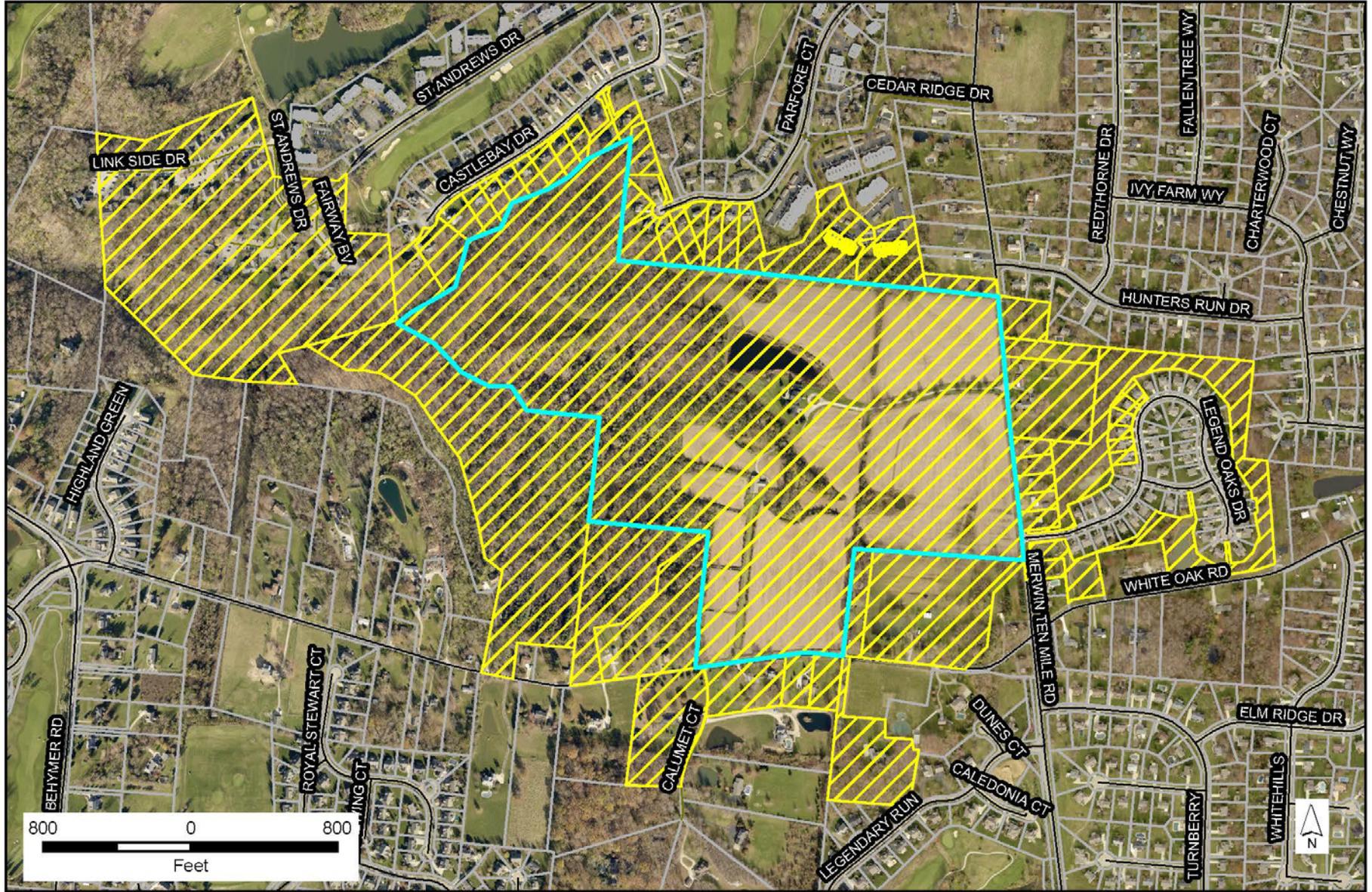
Taxes Due

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

ADJACENT PARCELS



-  Adjacent Parcels
-  Subject Property

Pierce Township Zoning Case Z2016-003

February, 2016



Tax Map with Contours





Zoning Commission

March 8, 2016

AGENDA

1. Call to Order Public Hearing
 - a. Role Call: Paul Houston, Karen Rebori, Dick Schuler, Stan Shadwell, Jeff Stitt and Tom Sill
2. Pledge of Allegiance
3. Case Z2016-003 Grand Communities/Fischer (Ferguson Farm 109 acres) SFR to PUD-R
3. Adjournment