

Proudly serving residents since 1893



6:30 p.m. Call to Order Meeting	Chairman Pautke
Pledge of Allegiance	Trustee Batchler
3685 Lewis Road Lease Agreement	Administrator Hershner
ODNR Public Recreation Grant Application	Trustee Freeman
Public Hearing Zoning Case Z2016-003	Administrator Hershner
Set Public Hearings, Case Z2016-002	Administrator Hershner
Adjournment	Chairman Pautke

Department Reports are available on the Township website 24 hours before the second Wednesday of each month.

Board of Trustees

Public Hearing

March 29, 2016

Pierce Priorities:

- ***Culture***
- ***Quality of Life***
- ***Pierce 2035***

LEASE AGREEMENT

This Lease Agreement is entered into this 23 day of MARCH, 2016, by and between the Pierce Township Board of Trustees, Clermont County, Ohio, an Ohio Township and political subdivision with an address of 950 Locust Corner Road, Cincinnati, Ohio 45245 ("Lessor") and Amelia Village, an Ohio municipal corporation with an address of 119 W. Main Street, Amelia, Ohio 45102 (the "Lessee")

WHEREAS, the undersigned parties mutually intend that Lessee may lease from Lessor Clermont County Auditor Parcel Numbers 282807A104 and 282807A293, commonly known as 3685-B Lewis Road, Amelia, Ohio 45102 ("Leased Premises")

NOW, THEREFORE, in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. PREMISES. The Leased Premises is commonly known as 3685-B, Lewis Road, which is comprised of Clermont County Auditor Parcel Numbers 282807A104 and 282807293 including the approximately 2400 square foot building.

SECTION 2. TERM. The initial term ("Term") of this Agreement shall be two (2) years and shall commence on March 23, 2016 and end on March 23, 2018. Provided the Lessee has not been in default under this Agreement, the Term of this Agreement shall be automatically extended for two additional terms of one-year each.

SECTION 3. RENT. Lessee shall pay Lessor one dollar (\$1.00) per year as rent during the Term.

SECTION 4. TERMINATION.

Either party may terminate this Agreement by giving written notice to the other party specifying the date of termination, such notice to be given not less than thirty (30) days prior to the date specified therein. Upon termination the Leased Premises shall be returned to its original condition, normal wear and tear excepted.

SECTION 5. UTILITIES, REAL ESTATE TAXES AND OTHER EXPENSES. Throughout the Term, Lessee shall pay for all utilities including but not limited to electric, gas, water, sewer, telephone, internet, and trash collection. Throughout the Term, Lessor is responsible for all real estate taxes and assessments that come due and payable.

SECTION 6. MAINTENANCE, REPAIRS AND CAPITAL IMPROVEMENTS. Throughout the Term, Lessee at Lessee's sole expense, shall keep the Leased Premises in its current condition. Any upgrades or maintenance needed to the building will be done by the Lessee. The building will be kept in a good, safe, orderly, and sanitary condition. In the event of damage to the Leased Premises caused by the Lessee, its agents, employees, contractors, licensee or invitees, Lessee shall promptly repair such damage at Lessee's expense.

SECTION 7. ALTERATIONS. Lessee shall not make any alterations to the building without the Lessor's prior written consent, which will not be unreasonably withheld. All alterations approved by the Lessor shall be at the Lessee's sole expense. Lessee shall surrender all alterations at the end of the

LESSEE:
AMELIA VILLAGE

By: Todd Hart
Todd Hart, Mayor
Amelia Village

STATE OF OHIO)
) SS:
COUNTY OF CLERMONT)

The foregoing instrument was acknowledged before me this 17 day of February, 2016 by Todd Hart, Mayor of Amelia Village, on behalf of Amelia Village, an Ohio municipal corporation.

Linda Sheeley
Notary Public
My Commission Expires: 6/17/18

By: William R. Gilpin
William Gilpin, Fiscal Officer
Amelia Village

Linda L. Sheeley
Notary Public State of Ohio
Commission Expires
June 17, 2018

STATE OF OHIO)
) SS:
COUNTY OF CLERMONT)

The foregoing instrument was acknowledged before me this 17 day of February, 2016 by William Gilpin, Fiscal Officer of Amelia Village, on behalf of Amelia Village, an Ohio municipal corporation.



Lisa Michelle Knapp
Notary Public, State of Ohio
Expiration March 18, 2018

Lisa Michelle Knapp
Notary Public
My Commission Expires: 03-18-2018

APPROVED AS TO FORM:

Julia B. Carney, Village Solicitor
Amelia Village

LESSOR:
PIERCE TOWNSHIP BOARD OF TRUSTEES

By: _____
Timothy Hershner, Administrator

STATE OF OHIO)
) SS:
COUNTY OF CLERMONT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Timothy Hershner, Township Administrator, on behalf of Pierce Township, Clermont County, Ohio, an Ohio political subdivision.

APPROVED AS TO FORM:

Thomas Keating, Law Director
Pierce Township

AMELIA VILLAGE, OHIO
Ordinance O-2016-13

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH THE PIERCE TOWNSHIP BOARD OF TRUSTEES AND DECLARING AN EMERGENCY.

WHEREAS, The Village is in need of additional work space for the Public Works Department; and

WHEREAS, The Pierce Township Board of Trustees own property located at 3685-B Lewis Road, Amelia, Ohio, more particularly described as Clermont County Auditor Parcels Nos. 282807A104 and 282807A293, that is suitable for such needs; and

WHEREAS, Amelia Village desires to lease said property from the Pierce Township Board of Trustees according to the terms and conditions set for in the Lease Agreement, attached hereto as Exhibit A;

NOW, THEREFORE, be it ordained by Council of Amelia Village, Ohio that:

SECTION I. The Lease Agreement with the Pierce Township Board of Trustees, a copy of which is attached hereto and incorporated herein by reference, is hereby approved. The Mayor is hereby authorized and directed to execute such Lease Agreement in substantially the same form as attached hereto.

SECTION III. This Ordinance is hereby declared to be an emergency measure for the preservation of the public peace, health, safety and general welfare of the Village, and for the further reason that it is immediately necessary to approve this at the earliest possible time, as the term of the Lease Agreement shall begin before the expiration of 30 days. Therefore, provided this emergency clause receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

SECTION IV. Village Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

D. Campbell moved to suspend the rules requiring three readings on three separate dates.

K. Krafka seconded the motion.

	Yea	Nay	Absent
Derrick Campbell.....	<u> ✓ </u>	_____	_____
Chris Dickerson.....	<u> ✓ </u>	_____	_____
Clayton Fite	<u> ✓ </u>	_____	_____
Renee Gerber.....	<u> ✓ </u>	_____	_____
Brandon Hatton.....	_____	_____	<u> ✓ </u>
Katie Krafka.....	<u> ✓ </u>	_____	_____

D. Campbell moved for the adoption of the ordinance.

K. Krafka seconded the motion.

	Yea	Nay	Absent
Derrick Campbell.....	<u>✓</u>	_____	_____
Chris Dickerson.....	<u>✓</u>	_____	_____
Clayton Fite	<u>✓</u>	_____	_____
Renee Gerber.....	<u>✓</u>	_____	_____
Brandon Hatton.....	_____	_____	<u>✓</u>
Katie Krafka.....	<u>✓</u>	_____	_____

D. Campbell moved for the adoption of the emergency clause.

K. Krafka seconded the motion.

	Yea	Nay	Absent
Derrick Campbell.....	<u>✓</u>	_____	_____
Chris Dickerson.....	<u>✓</u>	_____	_____
Clayton Fite	<u>✓</u>	_____	_____
Renee Gerber.....	<u>✓</u>	_____	_____
Brandon Hatton.....	_____	_____	<u>✓</u>
Katie Krafka.....	<u>✓</u>	_____	_____

Adopted March 23, 2016

Katie Krafka
Katie Krafka, Clerk Pro Tempore

Todd Hart
Todd Hart, Mayor

RESOLUTION 016-____
PIERCE TOWNSHIP

ODNR Public Recreation Grant Application

WHEREAS, the State of Ohio, through the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes, through the Clean Ohio Trails Fund (COTF)

WHEREAS, the Pierce Township, Clermont County, Ohio (Pierce) desires financial assistance under the COTF Program

NOW, THEREFORE, be it resolved by the Pierce Township Board of Trustees as follows:

- 1. That the Pierce Township Board of Trustees approves filing an application for COTF financial assistance**
- 2. That Trustee Allen Freeman is hereby authorized and directed to execute and file an application with the Ohio Department of Natural Resources and to provide all information and documentation required to become eligible for possible funding assistance.**
- 3. That the Pierce Township Board of Trustees does agree to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the COTF Program**

ADOPTED at a meeting of the Pierce Township Trustees, on this 29th day of March, 2016.

ATTESTED:

**STATE OF OHIO
COUNTY OF CLERMONT**

I, Debbie Schwey, Fiscal Officer of the Board of Trustees, Pierce Township, Clermont County, Ohio, and in whose custody the Files, Journals, and Records of said Board are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is a true and correct copy of Resolution 016-____, duly passed by the Board of Trustees, Pierce Township, Clermont County, Ohio on the 29th day of March, 2016, that the foregoing resolution is taken and copied from the original resolution now on file with said Board, and that the foregoing resolution has been compared by me with the said original and that the same is a true and correct copy thereof.

Witness my signature, this 29th day of March, 2016.

Debbie Schwey, Township Fiscal Officer
Pierce Township, Clermont County, Ohio

BOARD OF TRUSTEES

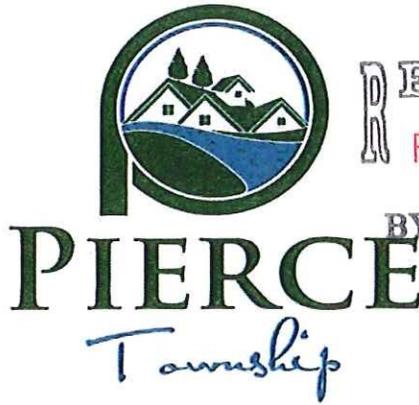
Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

Fiscal Officer

Debbie S. Schwey

Administrator

Timothy P. Hershner



RECEIVED
FEB 02 2010

BY: *hb*

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. Hershner* JASON M. WISNIEWSKI

Owner: *Duane Ferguson*
Duane Ferguson



Homesite Types <small>(Min. Width x Min. Depth)</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	Acreage	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



welcome home.



February 2nd, 2016



February 24, 2016

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

RECEIVED
FEB 29 2016
BY: *WB*

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

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

Fiscal Officer
Debbie S. Schwey

Administrator
Timothy P. Hershner



PIERCE
Township

RECEIVED
FEB 02 2016

BY: LB

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: ±43.7 Acres

Addresses of property (if assigned): 839 & 732 Bradbury Road

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

1. Owner - Bradbury Farms LLC, Deed Book - 2460, Page - 1811, Parcel Number - 272809F034
2. Owner - Bradbury Farms LLC, Deed Book - 2460, Page - 1811, Parcel Number - 272809F035
3. _____
4. _____
5. _____

Attach additional listings if needed

Applicant: J. M. Wisniewski JASON M. WISNIENSKI

Owner: Shirley Hoodin
Shirley Hoodin, Manager of Bradbury Farms LLC

Note: Application is not complete until all information is received as required by the Zoning Resolution and Ohio Revised Code

BOARD OF TRUSTEES

Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

Fiscal Officer

Debbie Schwey

Administrator

Timothy P. Hershner



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

Board of Trustees
950 Locust Corner Road
Cincinnati, Ohio 45245

PIERCE TOWNSHIP ZONING COMMISSION
TUESDAY, MARCH 8, 2016

Board of Trustees,

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

At the Tuesday, March 8, 2016, Public Hearing continuation the Zoning Commission made the following motion on case Z2016-003: Mr. Houston made the motion, seconded by Ms. Rebori, and voted unanimously to **recommend to the Pierce Township Board of Trustees approval** of a zoning map amendment to PUD-R with crucial features added at the preliminary and final development plan reviews, limited to 219 single family detached homes.

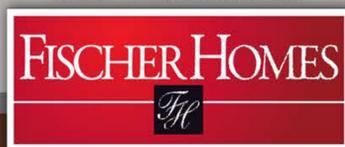


Homesite Types <small>(Min. Width x Min. Depth)</small>	Units	Setbacks			Legend
		Front	Side	Rear	
Designer (60' x 130')	84	25'	5'/12**	25'	100%
Total	84				1.89 units/ac

Land Use	Acreage	Percentage
Rights-of-Way -- External	0.57 acres	1.28%
Rights-of-Way -- Internal	3.19 acres	7.19%
Open Space	22.45 acres	50.57%
Residential Lots	18.18 acres	40.95%
Total Site Acreage	44.39 acres	100.00%

* 12' total distance between buildings with a minimum of 5' on one side

Grand Communities, Ltd.



welcome home.

STIRLING RIDGE

Pierce Township, Clermont County, Ohio

Concept Plan



0' 50' 100' 200'

February 2nd, 2016



February 24, 2016

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

RECEIVED
FEB 29 2016

BY: *HS*

CLERMONT COUNTY PLANNING COMMISSION | TUESDAY, FEBRUARY 23, 2016

Mr. Wisniewski,

REQUEST: Rezone parcels 272809F034 and 272809F035 (SRF – Single Family Residential District) consisting of 43.7 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 #Z2016-002 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,

A handwritten signature in black ink, appearing to read "Taylor Corbett", written over a horizontal line.

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

BOARD OF TRUSTEES

Bonnie J. Batchler
Robert W. Pautke
Allen M. Freeman

Fiscal Officer

Debbie Schwey

Administrator

Timothy P. Hershner



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

Board of Trustees
950 Locust Corner Road
Cincinnati, Ohio 45245

PIERCE TOWNSHIP ZONING COMMISSION
THURSDAY, MARCH 10, 2016

Board of Trustees,

REQUEST: Rezone parcel 272809F034. (SFR – Single Family Residential District) consisting of 43.7 acres to a “PUD” Planned Unit Development District.

At the Thursday, March 10, 2016, Public Hearing continuation the Zoning Commission made the following motion on case Z2016-002: Mr. Stitt made the motion, seconded by Mr. Houston, to **recommend to the Pierce Township Board of Trustees approval** of a zoning map amendment to PUD-R with crucial features added at the preliminary and final development plan reviews, limited to 84 single family detached homes. Roll call: Mr. Stitt, Yes; Mr. Houston, Yes; Mr. Sill, No; Ms. Rebori, No. Mr. Keating, Legal Counsel stated “Motion did not pass and will go now to the Board of Trustees”.