

**Pierce Township Trustees
Public Hearing
Minutes
April 12, 2016**

The Board of Trustees of Pierce Township, Clermont County, Ohio called to order on Tuesday, April 12, 2016 for 6:30p.m. for Public Hearing for the purpose of Zoning Case Z2016-003 and r Zoning Case Z2016-002.

Zoning Case Z2016-003

Administrator Hershner presented a summary overview of Zoning Case Z2016-003 the rezoning of the Duane Ferguson property at 3645 Merwin Ten Mile Rd. Cincinnati, Ohio 45245 parcel 282813F012 from SFR (single family residential district) consisting of 109.533 acres to PUD-R (planned residential use).

Applicant Jason Wisniewski with Grand Communities, LTD. presented an overview of what is planned for the Ferguson property. The property would consist of 229 units with a density of 2.09 homes per acre, club house with swimming pool, green space, and lake. Mr. Wisniewski stated this request is compatible with Pierce Township's Land Use Plan. The property is identified as part of the Conventional Residential Land Use where it is appropriate for residential development.

Chairman Pautke opened up discussion to the community: Concerns were presented to the Board of Trustees in regards to traffic flow, who will own the green space.

Trustee Freeman motion to approve zone change to PUD-R for Z2016-003 with the following recommended elements to be considered. 1) Continued scrutiny of roadway issues as process moves forward with a goal of maintaining a level of service of b for the life of the project throughout the adjacent network. 2) Pierce Township will continue to work with Clermont County to find solutions for the remainder of White Oak, specifically the segment between Merwin-Ten Mile and SR 125. 3) An amenity center is included at the site and marked on the map. 4)The Legendary Run design handbook is used as a guideline for the development of the preliminary design plan. 5 Develop a green space plan attached to the preliminary plan. Trustee Batchler seconded the motion. Roll call: All aye.

Zoning Case Z2016-002

Administrator Hershner presented a summary overview of Zoning Case Z2016-003 the rezoning of property on Bradbury Road. Approximately 43.7 acres to be changed to PUD-R. (planned unit development)

Applicant Jason Wisniewski with Grand Communities, LTD also presented an overview of what is planned for the Bradbury Road property. The property would consist of 83 lots.

Chairman Pautke opened up discussion to the community. Concerns presented to the Board of Trustees in regards to traffic flow, the environment in that area.

Trustee Batchler motion to approve the zone change to PUD-R for Z2016-002. Trustee Freeman seconded the motion. Roll Call: Trustee Batchler, yea, Trustee Freeman, no, Trustee Pautke, yea. Motion passed.

Adjourn

At 8:47p.m. Trustee Freeman made the motion to adjourn the public hearing. Trustee Batchler seconded the motion.

ATTESTED:

The Pierce Township approved the foregoing minutes of the Board of Trustees on:

Debbie Schwey, Township Fiscal Officer

Robert Pautke, Chairman
Pierce Township Board of Trustees