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Zoning Commission
Meeting Minutes
March 8, 2016
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearing at 6:30 p.m., on Tuesday, March 8, 2016, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Stan Shadwell called the meeting to order. Board members answering roll call: Mr. Paul Houston, Mr. Jeff Stitt, Ms. Karen Rebori, Mr. Stan Shadwell, Mr. Dick Schuler and Mr. Tom Sill. Township personnel who were also present: Mr. Tim Hershner, Administrator and Zoning Inspector, Mr. Tom Keating, Township Legal Counsel and Ms. Laura Bassett, Administrative Assistant.

The meeting began with the Pledge of Allegiance.

ZONING COMMISSION CASE Z2016-003 (3645 Merwin Ten Mile Road Property)

Mr. Shadwell opened the public hearing for zoning case Z2016-003 3645 Merwin Ten Road Property. Mr. Hershner gave a brief presentation of the zoning case Z2016-003. Mr. Hershner asked the audience how many people were not at the March 1, 2016 hearing and we had a lot of new residences who did not attend prior hearing. Mr. Hershner went through the power point presentation and explained the zoning district surrounding the property, talked about the traffic study, concept plan, and zoning code for PUD-R.

Mr. Hershner explained the Clermont County Planning Commission recommendation and required traffic study. Audience had questions on the traffic study, real estate industry, revenue and sewers. Mr. Houston stated the traffic study did include Merwin Ten Mile and White Oak Roads.

Mr. Hershner explained the revenue numbers might have included foreclosed homes in the totals for 2011, 2013 and 2013. Mr. Sill stated the data did not include foreclosed homes and/or Village of Amelia in those years.

Residents asked questions on sale prices on homes, buffer, green space, amount of homes on ½ acre lot, conservation subdivision, side yard and rear yard setbacks, density, trails, property taxes, community center, concerns about cost of less revenue and the concept plan.

Members of the Commission discussed the traffic study, number of homes on the concept plan, setbacks, concern with the creeks, and real estate industry.

MOTION

Mr. Houston made motion, seconded by Ms. Rebori, to recommend the approval to PUD-R with crucial features added at the preliminary and final development plan strategies, limited to 219 single family units. Roll call on motion: All aye.

ADJOURNMENT

At 8:08 p.m., Mr. Shadwell made a motion, seconded by Mr. Stitt that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on March 8, 2016:

Stan Shadwell, Chairman
Pierce Township Zoning Commission

Date