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Zoning Commission
Meeting Minutes
March 10, 2016
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearing at 6:30 p.m., on Thursday, March 10, 2016, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Vice Chairman Karen Rebori called the meeting to order. Board members answering roll call: Mr. Paul Houston, Mr. Jeff Stitt, Ms. Karen Rebori 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 Z2016-002 (839 Bradbury Road Properties)

Ms. Rebori opened the public hearing for zoning case Z2016-002 839 Bradbury Road Property. Mr. Hershner gave a brief presentation of the zoning case Z2016-002. 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, revenue, real estate study, sewer and water, traffic study, concept plan, and zoning code for PUD-R.

Grand Communities (Fischer Homes) gave a brief presentation and talked about the different styles of homes for the development. Mr. Stitt asked about the community center and asked if a hiking trail would be added to the development.

Residents asked questions on removal of trees on the property, traffic study, roadway improvements, density guidelines, crucial features, setbacks, asked about the property across the street, number of homes on the concept plan, pricing for the homes, water and sewer issues, natural gas and electric and square footage.

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 a motion, seconded by Mr. Stitt, to recommend the approval to PUD-R with crucial features added at the preliminary and final development plan strategies, limited to 84 single family units. Roll call on motion: Mr. Houston, yes; Mr. Stitt, yes; Ms. Rebori, no; Mr. Sill, no. Mr. Keating stated the motion did not pass and stated the zone change would go to the Board of Trustees for a recommendation.

ADJOURNMENT

At 8:12 p.m., Mr. Stitt made a motion, seconded by Mr. Houston, 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 10, 2016:

Karen Rebori, Vice Chairman
Pierce Township Zoning Commission

Date