

BOARD OF TRUSTEES

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Debbie S. Schwey

Administrator

Timothy P. Hershner



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262
Fax # (513) 752.8981
www.piercetownship.org

Board of Zoning Appeals
Meeting Minutes
Case # C 1-2016 & C 2-2016
May 9, 2016

The Board of Zoning Appeals of Pierce Township, Clermont County, Ohio met at 6:30 p.m., on Monday, May 9, 2016, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chairman Lynn Holman called the meeting to order. Board members answering roll call: Mr. Robert Sander, Mrs. Lynn Holman, and Mr. Raymond Lembke. Township personnel who were also present: Mr. Tim Hershner, Administrator and Zoning Inspector and Ms. Laura Bassett, Administrative Assistant.

APPROVAL OF THE MINUTES

Approval of Minutes – November 18, 2015

Mr. Raymond Lembke made a motion, seconded by Mr. Robert Sander to approve the minutes of the November 18, 2015 as presented. Roll call on motion: All aye

Approval of Minutes – August 5, 2013

Mr. Raymond Lembke made a motion, seconded by Mr. Robert Sander to approve the minutes of the August 5, 2013 as presented. Roll call on motion: Mr. Robert Sander, yea; Mr. Raymond Lembke, yea.

OATH TAKEN BY ATTENDEES

Mrs. Holman administered the oath to attendees.

CASE # C 1-2015

Mrs. Holman opened the hearing on case C1-2015 to Mr. Hershner. Mr. Hershner explained the variance for 16 Locust Hill Road to permit a child proof, automatic safety cover in lieu of a wall or fence as required in section 4.06(F) 13 (C) and permit the pool to be located in the side yard given the five acre lot size, 155 + foot setback from Locust Hill Road with a wooded buffer.

Mrs. Seibert gave her testimony and talked about the side/rear yard issue and placing the child proof automatic safety cover instead of the fence. Board asked Mrs. Seibert questions regarding the neighbors, property, automatic cover, and wooded area. The Board had discussion regarding the variance request and conditions.

MOTION

A motion was made by Mr. Raymond Lembke seconded by Mr. Robert Sander to approve the request for variance as submitted on conditions that (A) woods between pool & Locust Hill Road not be disbursed so there continues to be a barrier between Locust Hill Road and the pool and (B) automatic pool cover be kept operable at all times with obvious reasonable allowance to get someone out there to fix the cover if it fails but generally kept operable. Roll call on Motion: All Aye

CASE # C 2-2015

Mrs. Holman opened the hearing on case C2-2015 to Mr. Hershner. Mr. Hershner explained the variance for 914 Locust Corner Road to permit a 24’X31’ wood or 744 square feet detached accessory building (existing detached garage structure is approximately 1125 square feet in area). Table 4.06-2 limits maximum lot coverage to 864 square feet.

Mr. & Mrs. Conn gave their testimony and talked about the wood that will heat the home, storing the wood, possible conditions to variance request and placing their commercial vehicle under the structure. Board asked Mr. & Mrs. Conn about placement of all the wood, carport material, old structure that was removed and signatures of adjacent property owners. Mr. Hershner talked about the location of the structure and possible conditions. The board had a discussion on possible conditions; no conditions added.

MOTION

A motion was made by Mr. Robert Sander seconded by Mr. Raymond Lembke on case C2-2016 that we permit building of a “carport” in rear yard at 914 Locust Corner Road. Roll call on Motion: All Aye

NEW BUSINESS

Mr. Hershner spoke to the Board about C 3-2013 3746 White Chapel Road variance that was approved in 2013. Mr. Arkus talked about the revisions to the variance request & approval. The board had discussion on the revisions to the variance request and decided a new hearing needed to be set for C 3-2013 3746 White Chapel Road to show the revisions to the variance request & approval. A hearing will be set at a later time.

ADJOURNMENT

At 7:34 PM Mr. Raymond Lembke made a motion to adjourn seconded by Mr. Robert Sander. Roll call on Motion: All Aye

ATTESTED;
The foregoing minutes were approved by the Pierce Township Board of Zoning Appeals on June 1, 2016:

Raymond Lembke, Vice Chairman

Date

Timothy Hershner, Administrator

Date