

BOARD OF TRUSTEES

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

Fiscal Officer

Debbie S. Schwey



950 Locust Corner Road
Cincinnati, Ohio 45245

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

Zoning Commission
Meeting Minutes
August 2, 2016
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:30 p.m., on Tuesday, August 2, 2016, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

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

The meeting began with the Pledge of Allegiance.

APPROVAL OF MINUTES

Approval of Minutes – May 3, 2016

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the May 3, 2016, Public Hearing Meeting of the Zoning Commission as submitted. Roll call on motion: All aye

Zoning Case – Z2016-003 3645 Merwin Ten Mile Road (Ferguson Property)

Ms. Rebori opened the regular zoning commission meeting with the purpose of talking about zoning case Z2016-003 - Ferguson property, receipt of preliminary plans from Fischer Homes on zoning case Z2016-003, and Fischer Homes giving an updated on the Ferguson property.

Ms. Rebori asked Fischer Homes if any studies have been completed on the Ferguson property and Jason from Fischer Homes stated all required studies have been completed. Mr. Stitt asked Fischer Homes about the number of homes on the preliminary plan and the trustees approved 219 homes not 229 homes which is what is stated on the preliminary plans. Mr. Stitt asked Township Legal Counsel, Tom Keating about the approval of the number of homes. It was stated the meeting minutes from the Trustees public hearing would need to be found to show what was truly approved for the concept plan.

Mr. Schuler talked about the parcel number stated on the preliminary and how they should always show a dot at the end of the parcel number for it to be a true parcel number through the Clermont County Auditor's website. Mr. Schuler asked questions on the traffic study completed by the Clermont County Engineer's office. Fischer Homes talked about the traffic study completed on the property.

Mr. Houston talked about the studies completed on the property and his experience with HOA's. Mr. Houston asked questions regarding the design requirements and Fischer Homes stated the process of the HOA on the property.

Mr. Shadwell talked about the crucial elements, utility map, soil plans from the preliminary plans.

Mr. Sill stated since they just received the preliminary plans so late that he would need more time to review. Fischer Homes stated they understand the timing of receipt of the preliminary plans and the need to review them before making any decision.

Members of the Commission asked questions to Fischer Homes about the Masterpiece and Patio homes which are now named Manor (Masterpiece) and Village (Patio). Fischer Homes explained why the two types of homes were now Manor and Village homes, masonry and architectural requirements.

Residents asked questions on the size of the homes, greenspace, sewer, traffic, process for the engineer firm to review the preliminary plans, process of the approval of plans, HOA process, public and private utilities, effects of development on the services in the township, and allowing the residents add their concerns/crucial elements to the development plan before being approved.

MOTION

Mr. Houston made a motion, seconded by Mr. Stitt next zoning commission meeting is on September 6, 2016 at 6:30 pm to create crucial elements. Roll call on motion: All aye.

Mr. Houston made a motion, seconded by Mr. Stitt to set up a site visit at 3645 Merwin Ten Mile Road, Ferguson property and to contact Jason at Fischer Homes when the visit has been set. Roll call on motion: All aye.

ADJOURNMENT

At 8:15 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 September 6, 2016:

Karen Rebori, Chair
Pierce Township Zoning Commission

Date