

BOARD OF TRUSTEES

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Zoning Commission
Meeting Minutes
September 6, 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, September 6, 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, and Mr. Paul Houston. Township personnel who were also present: Ms. Laura Bassett, Administrative Assistant.

The meeting began with the Pledge of Allegiance.

Resignation of Tom Sill, Alternate

Ms. Rebori stated Tom Sill; alternate has resigned from the Zoning Commission and thanked him for his service on the Zoning Commission Board.

Walk Through at 3645 Merwin Ten Mile Road

Ms. Rebori stated the zoning commission walked the property at 3645 Merwin Ten Mile Road on August 16, 2016 @ 3:30 pm and thanked Duane Ferguson.

APPROVAL OF MINUTES

Approval of Minutes – August 2, 2016

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the August 2, 2016, Regular 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 stated the township received a letter from Fischer Homes on September 6, 2016 @ 5:50 pm regarding their concerns/questions to the review memo prepared by The Kleingers Group and was forwarded to the Zoning Commission on September 6, 2016 @ 9 am.

Jen Chamberlain asked if the engineer review memo would be available to the public and Ms. Rebori stated the engineer review memo would be available on the website on September 7, 2016 and could be emailed to whoever requested a copy.

Crucial Elements

1. Total number of homes – 219
2. Number of homes 1,400-1,600 square feet are not to exceed 10% of the village homes
3. Street Trees
 - a. Placement of trees
 - b. Three to four types of trees
 - c. HOA maintains trees
4. Stormwater – HOA maintains, clear of vegetation and algae control
5. Panhandle Lots
 - a. 2 or fewer minimum 25 feet
 - b. 3 or more minimum of 20 feet
6. Cul-De-Sac – maximum 2,000 square feet
7. Current site plan “table A”

Members of the Commission discussed traffic study, motion the Board of Trustees made on Z2016-003, site distance, basins, setbacks, buffer, entrance way, landscaping, and asked questions to the engineering firm, The Kleingers Group.

Ms. Rebori stated a new traffic study needs to be completed and she would work with the engineering firm to talk with Clermont County Engineer’s Office. Ms. Rebori talked about Fischer Home not be able to sell the lots to another developer unless they follow the PUD-R and Fischer Home stated they would agree to this crucial element.

Jen Chamberlain asked if there was an update on the Bradbury property zone change and Fischer Homes stated no updated as of today.

Next meeting is on October 4, 2016 @ 6:30 p.m.

MOTION

Mr. Houston made a motion, seconded by Mr. Stitt first crucial element the total number of homes for the Ferguson development is 219 homes. Roll call on motion: All aye.

ADJOURNMENT

At 8:10 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 October 4, 2016:

Karen Rebori, Chair
Pierce Township Zoning Commission

Date