

**BOARD OF TRUSTEES**

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Zoning Commission  
Meeting Minutes  
October 4, 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, October 4, 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, and Mr. Dick Schuler. 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 – September 6, 2016**

Mr. Stitt made a motion, seconded by Mr. Schuler to approve the minutes of the September 6, 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 opened the regular zoning commission meeting with the purpose of talking about zoning case Z2016-003 - Ferguson property and receipt of the updated preliminary plans from Fischer Homes on zoning case Z2016-003.

Mr. Keating stated a rough draft letter to Fischer Homes from the Board of Trustees was mailed yesterday in regards to the number of homes approved on zoning case Z2016-003 Ferguson property.

Mr. Stitt & Fischer Homes stated a traffic study was completed by Clermont County Engineer and a letter was received from the Clermont County Engineer stating that no other traffic is needed or recommended.

Members of the Commission asked questions to Fischer Homes about adding revision numbers on the plans, unstable slopes, HOA maintains - clear of vegetation and algae control, buffer for Par Fore Court, and number of homes on plan.

Members of the Commission and Mr. Keating talked about the square footage of the homes, panhandle lots, cul-de-sac, and the number of homes approved for the zone change Z2016-003 Ferguson property.

A resident from Winged Foot Drive stated she is concern about the traffic and that she feels they should put in a turn around so resident will be safe when turning on Merwin Ten Mile & White Oak Road.

Next meeting is on November 1, 2016 @ 6:30 p.m.

**MOTION**

Mr. Stitt made a motion, seconded by Mr. Schuler to approve preliminary plan as submitted except with the change of number of homes to 219, note revision numbers on preliminary plans, and add verbiage that the HOA is responsible for keeping the retention pond clean and clear of any vegetation.

**ADJOURNMENT**

At 6:57 p.m., Mr. Stitt made a motion, seconded by Mr. Schuler that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on November 1, 2016:

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Karen Rebori, Chair  
Pierce Township Zoning Commission

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Date