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950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

Zoning Commission
Public Hearing
Meeting Minutes
December 11, 2018
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearing at 6:30 p.m., on Tuesday, December 11, 2018, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chair Dick Schuler called the meeting to order. Board members answering roll call: Ms. Karen Rebori, Mr. Paul Houston, Mr. Dick Schuler, Mr. Jeff Stitt, Mr. Stan Shadwell, Ms. Susan Frede, Alternate and Ms. Donna Cann, Alternate. Township personnel who were also present: Ms. Loretta Rokey, Administrator and Mrs. Dani Spiegel, Zoning Inspector.

APPROVAL OF MINUTES**Approval of Minutes – November 13, 2018 – Public Hearing**

Mr. Stitt made a motion, seconded by Mr. Houston to approve the minutes of the November 13, 2018, Public Hearing of the Zoning Commission as submitted. Roll call on motion: All aye.

OPEN THE CONTINUATION OF PUBLIC HEARING CASE # ZC2018-002 STILLMEADOW

Chair Schuler opened the continuation public hearing for case # ZC2018-002 Stillmeadow zone change for 1 Stillmeadow Drive.

OATH TAKEN BY ATTENDEES & STAFF

Chair Schuler administered the oath to attendees and staff wishing to speak during the public hearing.

STAFF REPORT FOR CASE # ZC2018-002 STILLMEADOW

Mrs. Spiegel stated she met with Delta Business Group, Ms. Rokey, Mr. Stewart from Kleingers to discuss the continuation of the what the Zoning Commission asked for and the applicant gave us new information and Mr. Stewart gave his response along with a draft PUD agreement. Mr. Shadwell asked the entire PUD zone change on the 34 acres would go to the Trustees along with the 9 lots showing on the new submittal plans. Ms. Rokey stated the new submittal plans of the 34 acres with only 9 lots would go to the trustees. Mr. Houston stated the new submittal of 34 acres with only 9 lots do not need a PUD. Ms. Rokey stated you'll need to ask the Delta Business Group on their plans for the PUD. Mr. Stitt stated the Delta Business Group would need to come back to the Zoning Commission for a new plan on the PUD.

PRESENTATION FROM DELTA BUSINESS GROUP

Mr. Jaehnen from Delta Business Group stated they submitted a new PUD plan of the 34 acres with 9 buildable lots. Mr. Schuler asked where the 9 buildable lots are located on the 34 acres. Mr. Jaehnen talked about the amenities they will provide with the PUD.

Board asked how many lots on how many acres, square footage, price of patio homes, separating the 9 lots, major modification for the issued shown on the Clermont County Planning Commission, radius of the road, reports not to commission within 72 hours, the 3 lots with issues on the Clermont County Soil & Water report and width of lots that need waivers.

PUBLIC COMMENT

John Miller, Nickolas Court

- PUD on 34 acres if only 6.9 acres proposed
- Waivers on lots
- Plan for all acreage

Jo Miller, Nickolas Court

- Submit all lots for the 34 acres and stated she feels they are not ready to do business
- Feels like being tricked
- 3 lots need waivers

BOARD DISCUSSION

Board discussed having Clermont County Planning Commission review the new submittal, major modification, split lots, have Geotech & water reviewed, new submittal to remaining acres, concerned with precedent setting, concerns with recommend approval, and any future plans must return to square one.

MOTION

Ms. Rebori made a motion, seconded by Mr. Stitt to accept documents received revised submittal. Roll call on motion: All aye.

Mr. Stitt made a motion, seconded by Mr. Houston to close public hearing on case ZC2018-002 Stillmeadow. Roll call on motion: Mr. Stitt, yea; Mr. Schuler, yea; Mr. Houston, yea; Ms. Rebori, yea; Mr. Shadwell, abstained.

BOARD DISCUSSION

Board discussed approving 6.9 acres with only 9 buildable lots without using the remaining 27.5 acres of the 34 acres, forwarding case to trustees, questions trustees asked at other hearings, timing of reports being submitted to township & Zoning Commission, street trees, landscaping plan, Clermont County Planning Commission & Clermont County Engineer review plans, have time to review plans, survey the 6.9 acres with the 9 buildable lots, Kleingers recommend to Delta Business Group to submit a new submittal with 34 acres with only 9 buildable lots, and a major modification would have to come back to the Zoning Commission for review and go through the zone change from the beginning.

MOTION

Mr. Stitt made a motion, seconded by Mr. Houston to recommend approval to send to the trustees the application as presented with the modifications on 34 acres with 9 buildable lots with waivers as presented as of 12/11/18 documents as recommend by consultant written request. Roll call on motion: Mr. Stitt, yea; Mr. Schuler, yea; Mr. Houston, yea; Ms. Rebori, yea; Mr. Shadwell, nay.

Mr. Stitt made a motion, seconded by Mr. Houston to close case # ZC2018-002.

OPEN THE PUBLIC HEARING CASE # ZC2018-009 – REMOVAL OF PUD-MU OVERLAY

Chair Schuler opened the public hearing for case # ZC2018-009 removal of PUD-MU overlay. Chair Schuler reminded attendees that they were still under oath.

STAFF REPORT FOR CASE # ZC2018-009 – REMOVAL OF PUD-MU OVERLAY

Pierce Township Zoning and Administration has requested the removal of the Planned Unit Development-Mixed Use Overlay (PUD-MU) from 33 parcels at the corner of Lewis and White Oak Roads the following parcels: #284723.005., #284723.008C., #282807A181., #282807A182., #282807A183., #282807A184., #282807A169., #282807A185., #282807A186., #282807A161., #282807A269., #282807A055., #282807A153., #282807A047., #282807A032., #282807A033., #282807A019., #284723.004., #284723.003., #284723.002., #284723.001., #282807A028., #282807A148., #282807A247., #282807A246., #282807A245., #282807A244., #284723.009., #282807A168., #284723.008B., #284723.007A., #284723.006., #284723.007B.

3 Parcels were previously approved to be removed from this district in September 2018 by the Pierce Township Trustees. Removing the overlay from the above-mentioned parcels does not change the underlying zoning of the parcels.

PUBLIC COMMENT

None

BOARD DISCUSSION

None

MOTION

Mr. Shadwell made a motion, seconded by Mr. Stitt to close Public Hearing on case # ZC2018-009. Roll call on motion: All aye.

BOARD DISCUSSION

None

MOTION

Mr. Shadwell made a motion, seconded by Mr. Stitt to remove the PUD-MU overlay. Roll call on motion: All aye.

ADJOURNMENT

At 8:09 p.m., Mr. Stitt made a motion, seconded by Mr. Houston that the Public Hearing be adjourned. Roll call on motion: All aye.

MOTION

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on January 8, 2019:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date