

BOARD OF TRUSTEES

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Debbie S. Schwey

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Zoning Commission
Regular Meeting
Meeting Minutes
December 11, 2018
8:10 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 8:10 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 – Regular Meeting

Ms. Rebori made a motion, seconded by Mr. Houston to approve the minutes of the November 13, 2018, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

STAFF REPORT CONCEPT MEETING ON CASE # ZC2018-010 3409 ST. RT. 132

Mr. Roger Boucher of 2396 St. Rt. 132 New Richmond Ohio 45157 is requesting a zone change on parcel #282806C207P. also known as 3409 St. Rt. 132 Amelia, Ohio 45102. This parcel is currently zoned General Business (GB). Mr. Boucher's request is to change the zoning to Single Family Residential (SFR). To the north and west the parcels are zoned General Business, to the south and east the parcels are zoned Single Family Residential with the exception of the parcel at the corner of St. Rt. 125 and St. Rt. 132 which is zoned General Business also.

BOARD DISCUSSION

Board discussed changing the zoning on parcel # 282806C207P. from General Business to Single Family Residential, Single Family Residential already grandfathered in, location of the parcel, and purpose of zone change.

CONCEPT MEETING FOR CASE # ZC2018-010 3409 ST. RT. 132

Mr. Boucher talked about why he is requesting a zone change on parcel # 282806C207P. from General Business to Single Family Residential. Mr. Boucher stated he would like to sell the property to the property owner

next to the parcel but cannot since the property is zoned General Business. Discussion on dwelling being non-conforming, variance for setbacks on property, property grandfathered in, and the square footage size of the dwelling.

MOTION

Mr. Houston made a motion, seconded by Mr. Stitt to forward case # ZC2018-010 3409 St. Rt. 132 to Clermont County Planning Commission. Roll call on motion: All aye.

OTHER BUSINESS

Ms. Rokey talked about the Transitional Residential Zoning District, Village of Amelia development next to Transitional Residential Zoning District, Pommert Property, Cleveland Lane, plans for the Pommert property and the meeting for the Pommert property. The Transitional Residential Zoning District will be tabled until the January 8th meeting.

NOMINATIONS FOR CHAIR OF PIERCE TOWNSHIP ZONING COMMISSION

Call for Nominations: 1st Mr. Shadwell nominated Mr. Stitt
 2nd Mr. Houston nominated Mr. Schuler

Close of Nominations:

Motion: Mr. Stitt removed his nomination for chair.

Motion: Mr. Shadwell made a motion, seconded by Mr. Houston to appoint Mr. Schuler as Chair of Pierce Township Zoning Commission with term ending as Chair December 31, 2019.

Vote: All aye

NOMINATIONS FOR VICE-CHAIR OF PIERCE TOWNSHIP ZONING COMMISSION

Call for Nominations: 1st Mr. Stitt nominated Mr. Houston
 2nd Mr. Schuler nominated Mr. Stitt

Close of Nominations:

Motion: Mr. Houston made a motion, seconded by Mr. Schuler to appoint Mr. Stitt as Vice-Chair of Pierce Township Zoning Commission with term ending as Vice-Chair December 31, 2019.

Vote: All aye

ADJOURNMENT

At 8:55 p.m., Ms. Rebori made a motion, seconded by Mr. Stitt that the Regular meeting 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