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PIERCE TOWNSHIP ZONING COMMISSION
Regular Meeting w/Public Hearing (Zoom)
6:30pm
TUESDAY January 5, 2021

AGENDA

Join Zoom Meeting

<https://us02web.zoom.us/j/83411895667?pwd=cEJOc2JNQ0tSRVpsd0w1ZkpQTXpuUT09>

Meeting ID: 834 1189 5667

Passcode: 822220

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 834 1189 5667

Passcode: 822220

Find your local number: <https://us02web.zoom.us/j/83411895667?pwd=cEJOc2JNQ0tSRVpsd0w1ZkpQTXpuUT09>

I. Call to Order: Dick Schuler, Chair of Zoning Commission

1. Roll Call: Mr. Schuler _____ Mr. Stitt _____ Mr. Shadwell _____ Ms. Cann _____ Ms. Frede _____ Mr. Campbell _____ Ms. Gangwer _____
2. Pledge of Allegiance
3. Approval of Meeting Minutes: December 1, 2020

II. Instructions from the Chair:

- Anyone who wishes to speak during this Public Hearing (applicant, staff, and the public) must be sworn in. We will allow the public to speak at the appropriate time during this hearing following receipt of the staff report, presentation and questions from the Trustees.
- Oath taken by all attendees and staff wishing to speak during this hearing.

III. New Business (Public Hearing):

1. ZC2020-003: A motion to initiate the Zone Map Amendment application to rezone all Transitional Residential District (TR) parcels to Single Family Residential (SFR).

- a. Staff presentation
- b. Discussion by the Commission
- c. Open Public Comment
- d. Close Public Comment
- e. Additional Discussion by the Commission
- f. Motion to recommend approval/denial/approval with modification(s) the application to rezone all Transitional Residential District (TR) parcels to Single Family Residential (SFR).

IV. Additional Business:

1. Call for nominations

V. Motion to adjourn:

VI. Meeting adjourned at:

**Pierce Township
Zoning Commission
January 5, 2021
Case Number: ZC2020-003**

Transitional Residential (TR) to Single Family Residential (SFR) Zone Map Amendment

Summary: An application for a Zone Map Amendment to rezone all Transitional Residential District (TR) parcels to Single Family Residential (SFR).

Owner: Various

Applicant: Pierce Township Zoning Commission

Property Location: See attached map

Property Profile:

Acreage: 638 acres +/- (302 Parcels)

Current Use: Predominantly Residential

Zoning: Transitional Residential (TR)

Proposed Zoning: Single Family Residential (SFR)

Land Use: Transitional Residential

Prepared By: Eddie F. McCarthy, Planning and Zoning Administrator

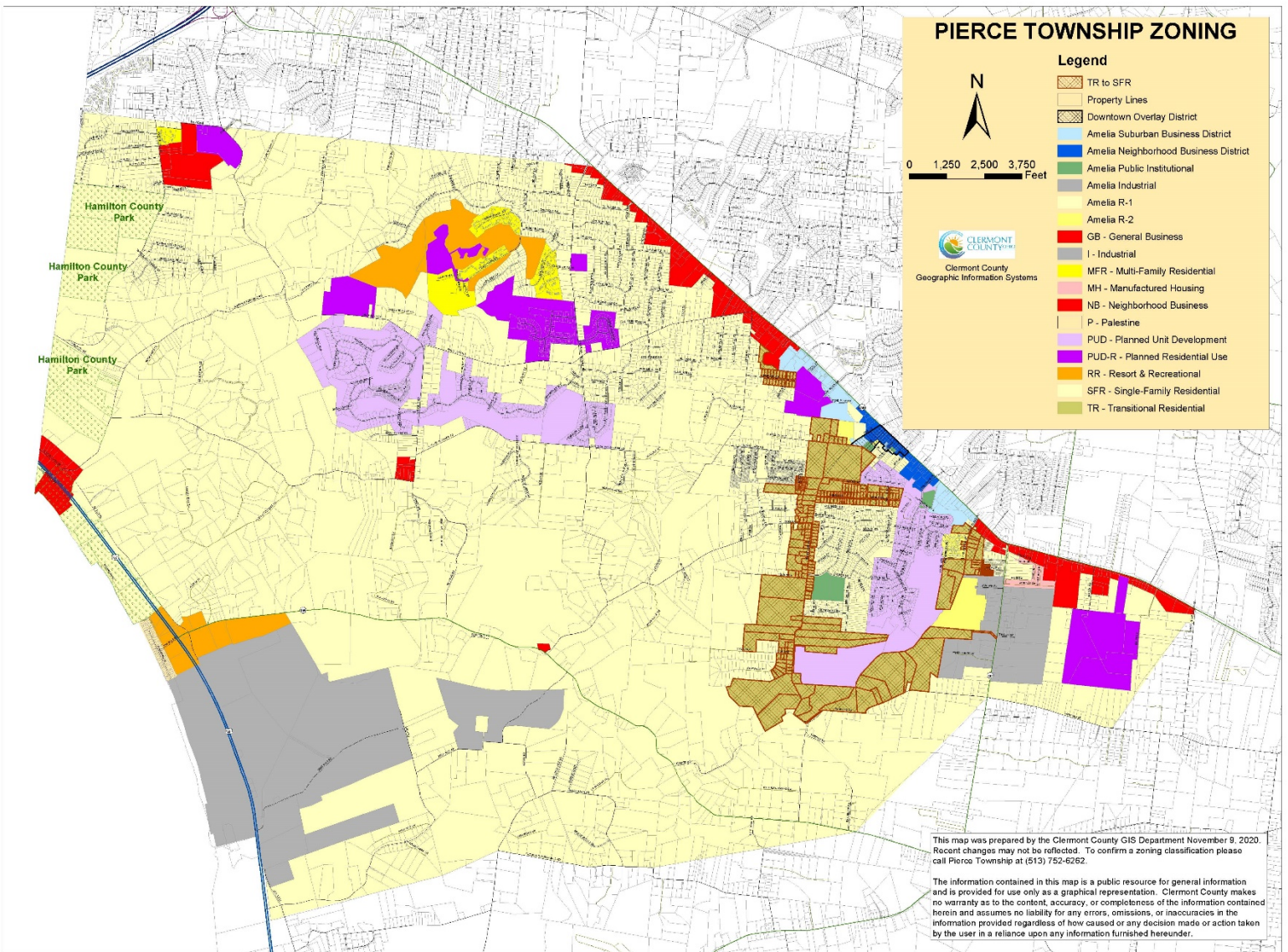
Action Required: The Zoning Commission shall consider the Clermont County Planning Commission's December 15, 2020 recommendation to approve the foregoing application with the following condition(s):

- 1) Department of Community and Economic Development: GIS Division shall be notified of all parcels to be rezoned.

The Zoning Commission shall make a recommendation regarding the approval of a Map Amendment application in accordance with 3.06 of the Pierce Township Zoning Resolution.

**Pierce Township
Zoning Commission
January 5, 2021
Case Number: ZC2020-003**

(TR to SFR) Proposed Zoning Map



Staff Analysis and Recommendation:

History:

- The Transitional Residential District (TR) was created in June 2010 as a response to annexation pressures from the Village of Amelia.
- November 2019 – The residents of the former Village of Amelia voted to dissolve the jurisdiction.
- July 2020 – The Board of Trustees pass a TR District Moratorium for 4 months in order to allow time for a review of the TR District.
- August 2020 – The Zoning Commission initiated a study into the TR District.
- December 1, 2020 – The Zoning Commission formally initiates the application to rezone all Pierce Twp. TR Parcels to SFR.
- December 15, 2020 – Clermont County Planning Commission recommends approval of the rezoning.

Staff Analysis:

Based upon a review of the Transitional Residential District (TR), the majority of land uses adjacent to the subject parcels appear to be used for residential purposes. Further, the Zoning Commission have determined that the (TR) District has outlived it's original intended purpose of providing a barrier to annexation pressures due to the dissolution of the Village of Amelia.

A review of lots under the 20,000 Single Family Residential District (SFR) square footage minimum are preferred to be reviewed on a case by case basis (Including Rezonings etc). As such, the Zoning Commission recommends that the TR Zoned Parcels be amended to SFR. The SFR makes up the majority of parcels zoned in the Township and tends to function as a neutral, low impact district.

Although the 2013 Land Use Plan designates the subject lots as Transitional Residential, it has become clear that the plan will need to be reviewed and updated accordingly, in order to take the dissolution, 2020 Census and similar events into consideration.

Single-Family Residential District (SFR)

The Single-Family Residential District (SFR) is intended to serve as the primary single-family residential housing district in Pierce Township. This district provides for suburban density developments when developments have access to sewer while also providing for reasonable, low-density development in the rural areas of the Township.

**Pierce Township
Zoning Commission
January 5, 2021
Case Number: ZC2020-003**

Land Use Plan Review: The Pierce Township Land Use Plan appears to generally support the properties in question being used for residential purposes. The present proposal is also supported by the Community Vision stated in the 2013 Land Use Plan:

- *“Where possible the Township’s natural environment should be maintained and enhanced in order to avoid its damage or destruction by development, thereby maintaining the scenic qualities and wildlife that makes the Township an attractive and desirable place to live.”*

Staff Recommendation:

Staff recommends the Zoning Commission initiate the application to rezone the subject Transitional Residential District (TR) parcels to Single Family Residential (SFR) with the following condition(s):

- 1) **Department of Community and Economic Development: GIS Division shall be notified of all parcels to be rezoned.**

Determination(s):

**Article 3: Development Review Procedures
3.06: Zoning Text and Map Amendments**

A) Amendment Initiation

- 1) Amendments or supplements to the zoning resolution may be initiated by:
 - (a) Motion of the Zoning Commission;
 - (b) Passage of a resolution by the Board of Trustees; or
 - (c) By the filing of an application by the property owners or authorized agent of each property within the area proposed to be changed or affected by the proposed amendment.
- 2) If the Board of Trustees initiates the amendment, the board shall, upon the passage of such resolution, certify it to the Zoning Commission.

D) Review Criteria

The following criteria shall be considered in decisions regarding zoning amendments:

**Pierce Township
Zoning Commission
January 5, 2021
Case Number: ZC2020-003**

- 1) The amendment is in accordance with the Pierce Township Land Use Plan, other adopted plans or policies of the Township, and this zoning resolution, as adopted by the Board of Trustees;
- 2) Where more than one zoning classification is available to implement the land use designation, the applicant must justify the particular zoning being sought and show that it is best suited for the specific site, based upon the policies of the Township.



CLERMONT
COUNTY OHIO

BOARD OF COUNTY COMMISSIONERS
EDWIN H. HUMPHREY • DAVID L. PAINTER • CLAIRE CORCORAN
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

December 17, 2020

Applicant: Eddie McCarthy
Pierce Township Zoning Commission
950 Locust Corner Road
Cincinnati, Ohio 45245

CLERMONT COUNTY PLANNING COMMISSION | TUESDAY, DECEMBER 15, 2020

REQUEST: Pierce Township Zoning Text Amendment Case ZC2020-003
Requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR – Transitional Residential to SFR – Single-Family Residential.

At its regular meeting held **Tuesday, December 15, 2020**, the Clermont County Planning Commission voted to **RECOMMEND APPROVAL** of Pierce Township Zoning Map Amendment Case ZC2020-003 with the following conditions:

1. Department of Community Economic Development: GIS Division shall be notified of all parcels to be rezoned.

A copy of the staff report is attached. Please feel free to contact me if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Taylor R. Corbett', is written over a horizontal line.

Taylor R. Corbett, Planner
Clermont County Department of Community and Economic Development
101 East Main Street, Third Floor, Batavia, OH 45103
P. 513-732-7904

File



CLERMONT COUNTY OHIO

PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 15, 2020

PIERCE TOWNSHIP ZONING CASE ZC2020-003

- APPLICANT:** Pierce Township Zoning Commission
950 Locust Corner Road
Cincinnati, OH 45245
- REQUEST:** Pierce Township Zoning Map Amendment Case ZC2020-003
Requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR – Transitional Residential to SFR – Single-Family Residential.
- LOCATION:** The subject properties are located around the board of the dissolved Village of Amelia in Pierce Township *See the attached location map for further clarification.*
- ZONING:** Current Zoning: TR – Transitional Residential
- LAND USE:** Based upon review of the TR – Transitional Residential District, the majority of land uses part of an adjacent to the subject parcels appear to be used as primarily as residential.
- HISTORY:** In June 2010, the TR – Transitional Residential District was created as a response to annexation pressures from the Village of Amelia.
- In November 2019, the former Village of Amelia was dissolved.
- In July 2020, the Pierce Township Board of Trustees passed a TR – Transitional Residential District Moratorium for 4 months in order to allow time for review of the district.
- In August 2020, The Zoning Commission initiated a study into the TR – Transitional Residential District.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

As submitted it appears this request is compatible with the SFR – Single-Family Residential District regulations within the Township’s Zoning Resolution (Article 4).

4.02: Specific Purpose Statement

A: *Single-Family Residential District (SFR)*

The Single-Family Residential District (SFR) is intended to serve as the primary single-family residential housing district in Pierce Township. This district provides for suburban density developments when developments have access to sewer while also providing for reasonable, low-density development in the rural areas of the Township.

As submitted it appears that proposed zone change is compatible with the vision set forth in the Township’s 2013 Land Use Plan. Due to the former Village of Amelia being dissolved, the plan generally supports the properties in question being used for residential purposes. The proposal is also supported by the Community Vision stated in the 2013 Land Use Plan:

“Where possible the Township’s natural environment should be maintained and enhanced in order to avoid its damage or destruction by development, thereby maintaining the scenic qualities and wildlife that makes the Township an attractive and desirable place to live”

STAFF ANALYSIS:

Per the application, the Pierce Township Zoning Commission is requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR – Transitional Residential to SFR – Single-Family Residential District. The proposal is to amend the Pierce Township Zoning Map along the existing parcel lines of each parcel in order to avoid the establishment of nonconformities and to ensure that the neighborhood’s residential character is preserved.

The Clermont County Community & Economic Development Comments:

- Notify the Department of Community Economic Development: GIS Division of all parcels to be rezoned.

The Clermont County Engineer’s Office Comments:

- No comments or objections.

The Clermont County Water Resources Department Comments:

- No comments or objections.

STAFF RECOMMENDATION:

Based on the Staff Analysis, move to **RECOMMEND APPROVAL** of Pierce Township Zoning Map Amendment Case ZC2020-003 requesting to rezone 302 parcels consisting of an estimated 638 acres (+/-) from TR – Transitional Residential to SFR – Single-Family Residential with the following conditions:

1. Department of Community Economic Development: GIS Division shall be notified of all parcels to be rezoned