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Zoning Commission
Regular Meeting
Meeting Minutes
January 7, 2020
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:30 p.m., on Tuesday, January 7, 2020, 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. Dick Schuler, Mr. Jeff Stitt, Mr. Stan Shadwell, Ms. Donna Cann, Mr. Ryan Campbell, Alternate, and Ms. Susan Frede, Alternate. Township personnel who were also present: Mr. Eddie McCarthy, Planning & Zoning Administrator and Mrs. Laura Waczovszky, Administrative Assistant & Assistant to the Planning & Zoning Administrator & Service Department Director.

APPROVAL OF MINUTES

Approval of Minutes – December 10, 2019 – Regular Meeting

Mr. Stitt made a motion, seconded by Ms. Cann to approve the minutes of the December 10, 2019, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

Mr. Schuler & Zoning Commission welcomed Ryan Campbell to the Zoning Commission Board.

NOMINATIONS FOR CHAIR OF PIERCE TOWNSHIP ZONING COMMISSION:

Call for Nominations: Mr. Stitt nominated Mr. Schuler

Motion: Mr. Stitt made a motion, seconded by Ms. Rebori to appoint Dick Schuler as Chair of Pierce Township Zoning Commission with term ending as Chair December 31, 2020. Vote: Jeff Stitt, yea; Ms. Cann, yea; Karen Rebori, yea; Stan Shadwell, yea.

NOMINATIONS FOR VICE-CHAIR OF PIERCE TOWNSHIP ZONING COMMISSION:

Call for Nominations: Ms. Cann nominated Mr. Shadwell

Motion: Mr. Stitt made a motion, seconded by Mr. Schuler to appoint Mr. Shadwell as Vice-Chair of Pierce Township Zoning Commission with term ending as Vice-Chair December 31, 2020. Vote: Mr. Schuler, yea; Mr. Stitt, yea; Ms. Cann, yea; Ms. Rebori, yea.

NEW BUSINESS

Mr. McCarthy spoke about the change in the moratorium and what changes will be proposed for Amelia zoning. Mr. David Pommert asked about the moratorium and timeline for Glen Mary project. Mr. McCarthy explained that the moratorium resolution would be presented to the Board of Trustees at their January 8th meeting.

The Board asked about the site plan review process, and status on projects in Amelia.

Mr. McCarthy presented his staff report on the map amendment initiated by the Township to amend the Pierce Township Zoning Map from Industrial (I) to Single Family Residential (SFR) for parcel(s) located at 3062 Motts Road (272803E040.) and 3048 Motts Road (272803E041.), Pierce Township Ohio 45157.

MOTION

Ms. Cann made a motion, seconded by Mr. Shadwell to accept the Planning Commission recommendations as well as staffs three conditions of approval: 1. Staff shall obtain the owners' signed letters of acknowledgment. 2. Staff recommends that the property owners familiarize themselves with all deed restrictions, covenants and similar documents associated with their property. 3. The applicant must comply with all federal, state and local regulations; and to proceed to the Board of Trustees. Roll call on motion: All aye.

NEW BUSINESS CONTINUED

Mr. McCarthy presented the Amelia Neighborhood's Permitted Use Table, Use Standards and the Amelia Village Zoning District Map. Showing the table features the uses permitted by District, as well as recommended consolidation(s) and additions. Modifications include the following: 1. The creation of the Amelia Public Institutional District (API); 2. Consolidation of the former Amelia B-1 and B-3 Districts into the "Amelia Suburban Business District" (AS); 3. Reclassification of the B-2 Zoning District into the "Amelia Neighborhood Business District" (AN); 4. The addition of a Conditional Use Permit (CUP) review process; 5. Use Standards; 6. Update the name of Industrial to Amelia Industrial (AI); 7. Rezone to PI: 290114.362. (Spencer Shank Memorial Park) Zoning Presently (Park), Rezone to PI: 290114.041. (Spencer Shank Memorial Park) Zoning Presently (Park) & Rezone to PI: 290106.032. (Groh Park) Zoning Presently (PUD).

Mr. McCarthy stated the Amelia Neighborhood Business District most closely resembles the "Pierce Neighborhood Business District", while the Amelia Suburban Business District most closely resembles the "Pierce General Business District". Mr. McCarthy explained that the Zoning Commission would receive a draft of the changes at the February 4th meeting to review. Copies of the draft will be available on the website, Facebook, Administration Building, and potentially the public library. Mr. McCarthy stated a meeting is scheduled with county staff to review projects in Amelia.

The Board asked about combining Pierce Township Zoning Resolution with Amelia Regulations, Land Use Plan, new projects in Amelia, process being used when the township receives a zoning permit, code enforcement in Amelia, matching Pierce Township Zoning Resolution with Amelia Regulations, connectivity to north/south in Amelia, downtown overlay, new addresses for Main Street, and combining districts.

Mr. McCarthy discussed the change of the addresses on Main Street in Amelia; the changing of addresses in Amelia will be discussed at the Board of Trustees meeting, January 8th; how each property owner would receive a letter.

ADJOURNMENT

At 7:56 p.m., Ms. Rebori made a motion, seconded by Ms. Cann that the Regular meeting be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on February 4, 2020:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date