

BOARD OF TRUSTEES

Allen M. Freeman
Bonnie J. Batchler
Nicholas J. Kelly

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

www.piercetownship.org

Zoning Commission
Regular Meeting
Meeting Minutes
February 4, 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, February 4, 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, 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 – January 7, 2020 – Regular Meeting

Mr. Stitt made a motion, seconded by Mr. Shadwell to approve the minutes of the January 7, 2020, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

NEW BUSINESS – 20 MAIN STREET SITE PLAN

Mr. McCarthy presented his presentation on the 20 Main Street Site Plan; an application for a Site Plan to construct a 6,000 square foot 9-Bay Vehicle Repair Training Facility at 20 Main St, owned by George Armstrong Pierce Township, Ohio. Proposal: The subject property is located along the southern side of Main St between Floral Ave and Church St., Pierce Township, OH. The site is approximately 1.38 acres in area and is zoned B-2 (Amelia). Vehicle repair was a permitted use under the former Amelia Zoning Resolution. All properties abutting the subject lot are zoned B-2 or B-1 and are used for a mix of business office, Church (Batavia) and a residential use abuts the property to the south and east. Per the applicant’s submitted materials, the business will have 3 full time employees and 6 part time staff/student (Grant Vocational Students). Hours of operation will run Monday-Friday 8am-5pm.

The Board asked about the 5 foot setback, driveways, grease trap, parking spaces, what type of vehicles being serviced, test driving vehicles, shrubs, trees, retaining wall, landscaping, wheel blocks, lighting, material used to build the 9-Bay, dumpster enclosure, storage of junk vehicles, paid employees, and crosswalk.

Mr. Schuler asked Mr. Keating about the procedure for a public meeting/hearing. Mr. Keating stated the meeting tonight is a public meeting and approval is administrative. Mr. Keating asked if there be any issue with storage of junk vehicle(s) and Mr. McCarthy explained if storage of junk vehicle(s) appear, it will be a violation concern. The Commission also confirmed that body repair was not included in the proposal.

Mr. Armstrong spoke about the 6,000 square foot 9-Bay Vehicle Repair Training Facility at 20 Main St., explaining that they will train & pay Grant Vocational Students four hours in the morning and four hours in the afternoon and will service 7-14 vehicles a day. Mr. Armstrong stated he has a letter of understanding with the adjacent property owner, Richard Reinert. Mr. Armstrong agreed to restore the property line and install a privacy fence on the current property line, concrete barrier will be installed, back fill to act as a retainer for privacy, and to restore the driveway with gravel if needed in the process.

MOTION

Mr. Stitt made a motion, seconded by Mr. Shadwell to approve case # 010960-2020 with the six staff conditions below using item 1B with the project started without a permit. Roll call on motion: All aye.

1. Either Option:
 - a. Arborvitae (5 Minimum), additional trees (1 Minimum) and shrubs are to be provided along the frontage of the blank street facing façade.
2. A landscape island (with vegetation) is to be provided between the northernmost parking space and the ROW. (Site distance must be maintained).
3. The dumpster enclosure is to be enclosed with a 6' tall stone, brick, wood or masonry enclosure.
4. Wheel blocks for the parking are required.
5. Detail proposed lighting on site. Lighting must be screened from spilling off site. 152.238 (3) (q)
6. The applicant must comply with all federal, state and local regulations. (ODOT Permit or confirmation)

NEW BUSINESS – (DRAFT REVIEW) AMELIA NEIGHBORHOOD ZONING ADDENDUM

Mr. McCarthy presented his presentation on the draft review of the Amelia Neighborhood Zoning Resolution. Mr. McCarthy spoke about other processes for site plan review(s); Zoning Commission, Administratively, or set a threshold. Mr. Keating suggested to send site plan review(s) only to Zoning Commission if Administrative review has a concern with the review. The Zoning Commission explained that they prefer site plans to be reviewed as they are presently reviewed in Pierce Township.

The Board asked about Pierce Township Resolution, Amelia Regulations, TR district, total of developable land in Amelia, setbacks, non-conforming uses, the process of approving new projects, and placing a moratorium on the TR district.

Mr. Keating spoke about the removal of the TR District; could cause a lot of non-conforming uses. Mr. Heyse spoke about what changes need to be made and how it will go with the update to the Land Use Plan possibly up to two years to get Pierce Township/Amelia as one.

MOTION

Mr. Shadwell made a motion, seconded by Ms. Cann to start the process to remove the TR District. Roll call on motion: All aye.

Mr. Stitt made a motion, seconded by Mr. Shadwell to ask the Trustees to place a temporary moratorium on new SRF dwelling(s) in the TR District until all zoning is finalized. Roll call on motion: All aye.

ADJOURNMENT

At 8:43 p.m., Mr. Stitt made a motion, seconded by Ms. Rebori 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 March 3, 2020:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date