

BOARD OF TRUSTEES

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

Fiscal Officer

Debbie S. Schwey

Administrator

Loretta E. Rokey



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Zoning Commission
Public Hearing
Meeting Minutes
February 5, 2019
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearing at 6:30 p.m., on Tuesday, February 5, 2019, 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, and Ms. Susan Frede, Alternate. Township personnel who were also present: Ms. Loretta, Administrator and Mrs. Laura Waczovszky, Administrative Assistant & Assistant to the Planning & Zoning Administrator & Service Department Director.

APPROVAL OF MINUTES

Approval of Minutes – January 8, 2019 – Regular Meeting

Mr. Houston made a motion, seconded by Mr. Stitt to approve the minutes of the January 8, 2019, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

OPEN PUBLIC HEARING CASE # ZC2018-010 ZONE CHANGE FOR 3409 SR 132

Chair Schuler opened the public hearing for case ZC2018-010 zone change for 3409 SR 132.

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 ZC2018-010 3409 SR 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.

On Tuesday January 22, 2019, the Clermont County Planning Commission recommended approval of zone change for Mr. Boucher with the following condition: that the Pierce Township Board of Zoning Appeals grant a variance to allow an existing lot to be less than 20,000 sq. ft. in the Single-Family Residential District.

PRESENTATION FROM APPLICANT ROGER BOUCHER

Mr. Boucher presented his case on the zone change for 3409 SR 132, stated he purchased the property in 2013 and he did not have an issue with his bank on the zoning of the property. The new buyer is having an issue getting a loan from his bank due to the zoning on the property. Previous owners added an addition and new HVAC unit prior to 2013. Talked about the square footage of the home. The buyer plans to leave the property SFR and needs to take care of the zoning issue before buying the property.

PUBLIC COMMENT

None

BOARD DISCUSSION

Board discussed easement next to property, asked the buyer why the bank will not give him a loan on the property, title search, campsites like Locust Lake, possible variance since property is non-conforming.

MOTION

Mr. Stitt made a motion, seconded by Mr. Houston to accept all documents into record. Roll call on motion: All aye.

Ms. Rebori made a motion, seconded by Mr. Stitt to close Public Hearing on case ZC2018-010 3409 SR 132. Roll call on motion: All aye.

DELIBERATION BY ZONING COMMISSION

Board discussed the title search, right of away, zoning of parcel, frontage, and survey of parcel.

MOTION

Mr. Stitt made a motion, seconded by Mr. Houston to accept applicant's application of case ZC2018-010 3409 SR 132 and send to the Board of Trustees for acceptance. Roll call on motion: All aye.

ADJOURNMENT

At 7:00 p.m., Mr. Shadwell made a motion, seconded by Mr. Stitt that the Public Hearing be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on March 5, 2019:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date

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Zoning Commission
Regular Meeting
Meeting Minutes
February 5, 2019
7:02 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 7:02 p.m., on Tuesday, February 5, 2019, 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, and Ms. Susan Frede, Alternate. Township personnel who were also present: Ms. Loretta Rokey, Administrator and Mrs. Laura Waczovszky, Administrative Assistant & Assistant to the Planning & Zoning Administrator & Service Department Director.

NEW BUSINESS

Discussed scheduling a work session with the Board of Trustees to discuss transitional residential zoning and received an update regarding the Planning and Zoning Administrator position. The administrator will see if the session with the Trustees can be held on March 5th.

OTHER BUSINESS

None

ADJOURNMENT

At 7:35 p.m., Ms. Rebori made a motion, seconded by Mr. Stitt 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 5, 2019:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date