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Zoning Commission
Regular Meeting
Meeting Minutes
March 3, 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, March 3, 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, Ms. Susan Frede, Alternate, and Mr. Ryan Campbell, 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 – February 4, 2020 – Regular Meeting

Mr. Stitt made a motion, seconded by Ms. Cann to approve the minutes of the February 4, 2020, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

NEW BUSINESS – CASE ZC2020-001 GLEN MARY PARK (FINAL DEVELOPMENT PLAN)

Mr. McCarthy presented his presentation on the application for a Final Development Plan to construct 65 single family dwellings and 96 multifamily condominium units on Tax Parcel ID #'s (290109.128 and 290109.040) submitted by Beaver Creek Interests, LLC, and owned by Glen Mary Partners, LLC Pierce Township, Ohio.

Mr. McCarthy spoke about the proposal: The subject properties are located along the western side of the intersection of Glen Mary Drive and Pond View Drive, Pierce Township, OH and are presently configured in two (2) lots, totaling approximately 35.37 acres in area. The subject property is zoned R-PUD (Residential Planned Unit Development - Amelia) and is abutted by B-1 Zoned Commercial property along the north and east, while it abuts a mix of residentially utilized Transitional Residential (TR) and Single Family Residential (SFR) zoned properties to the south and west. The applicant is proposing to construct 65 single family dwellings and 96 multi-family condominium units within 24 buildings (non-rental units), along with 9.66 acres of open space (28.3%). The development is proposed to be constructed in two phases (per the development plans), beginning in May of 2020. As proposed, the single family dwellings appear to be proposed as between 1,635 sq. ft – 2,546 sq. ft in area (approx. \$275,000 - \$325,000 price points per discussion with Mr. Ed Farruggia), while the condominium units are

proposed with a size range (1,125 sq. ft for the single story units – 1,900 sq. ft for the two story units), at an approx. low – mid \$200s price point. The properties are proposed to be served by Clermont County Sewer and Water, while stormwater is proposed to be managed on site by two (2) stormwater retention/detention facilities (to be managed by the Homeowner’s Association). The applicant proposes to construct approximately 2,213 linear feet of public roadway to be dedicated to the Township (including the extension of Glen Mary Drive to the south that will serve the single-family residential units proposed. The remainder of the development will be served by a private roadway within the multifamily condominium section, to be maintained by the Homeowner’s Association. The public roadway sections will have sidewalks on both sides of the road, while the condominium section will have sidewalks on only one side. All sidewalks are proposed to be maintained by the Homeowner’s Associations (2 proposed; 1 association for the multifamily and single-family sections, respectively.) The applicant proposes to dedicate a 50’ easement (future roadway) and pedestrian easements to the Township, as illustrated on the Final Development Plan.

The Board asked about a fire access road, maintenance of retention/detention pond(s) & size of roadway, Naegele Road access, Pond View Road access to Oak Street, on street parking, fences, material for the second access road (fire access), wedge area maintenance; pricing for SFR/MFR, living space, street lights, 50 ft easement, maintenance of trees, traffic study, architectural standards, accessory structure(s), number of phases, number of builders, what does the HOA maintains, and driveways.

Mr. Doug Smith from McGill Smith Punshon talked about the second fire access road, increased entrance radii, width of roadway, roundabout, natural buffer, on street parking; add signage, utilities; underground, and movement of building. Mr. Ed Farruggia talked about price ranges, roundabout, number of phases, number of builders, street lights, greenbelt easement, landscaping, and material used to build SFR/MFR.

Mr. Nick Selhorst from Choice One Engineering talked about the traffic study, phases, no access to Oak Street & Maple Street from Premier property.

MOTION

Ms. Cann made a motion, seconded by Mr. Stitt to approve the final development plan with all conditions below:

1. All easement areas, including easements to be granted to the Township shall be maintained by the HOAs.
2. The wedge area, described above, as created by the proposed access easement must be maintained by the HOA, as applicable.
3. Agreements regarding easement dedication must be submitted.
4. Shapefiles are required for easements proposed.
5. A turnaround is to be installed in sections where dead-end streets are created due to construction not commencing within 1 year.
6. Approval conditions are to be placed on the Final Development Plan.
 - a. Including maximum heights for accessory and primary structures, as well as fences
 - i. Accessory Structures: Applicant to use Pierce Township accessory structure standards, as of 3/3/3020)
 - ii. Fences: Applicant to use Pierce Township fence standards, as of 3/3/3020)
7. The applicant must comply with all federal, state and local regulations.
8. Architectural Standards: 60% of building facades are to be stone, brick, masonry, concrete composite or hardie board.
9. The fire access surface is to be designed in conjunction with review and recommendation from the Fire Chief (Pierce Township).

Roll call on motion: All aye.

NEW BUSINESS – CASE ZC2020-002 AMELIA AMENDMENTS

Mr. McCarthy presented case ZC2020-002 Amelia Amendments to the Village Comprehensive Plan, including Text and Map Amendments to the Pierce Township Zoning Resolution and Zoning Map. Mr. Keating talked about conditional use permits and feels conditional use permits should go through the Zoning Commission but Mr. McCarthy spoke with Jay Stewart and confirmed that the conditional use permits ordinarily go through the Board of Zoning Appeals.

The Board asked about parcels in both Pierce & Batavia Townships, other items found that need to be removed, next steps, minimum dwelling size, parking & vehicle storage, accessory uses, vertical mixed-use, and guidelines on architectural standards.

MOTION

Ms. Rebori made a motion, seconded by Ms. Cann to initiate an application to adopt the Village Comprehensive Plan including text and map amendment to Pierce Township Zoning Resolution, zoning map respectively pending additions modifications, and changes. Roll call on motion: All aye.

ADJOURNMENT

At 8:33 p.m., Mr. Stitt 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 July 7, 2020:

Dick Schuler, Chair

Date