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Zoning Commission  
Meeting Minutes  
April 3, 2018  
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:30 p.m., on Tuesday, April 3, 2018, 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: Mr. Jeff Stitt, Ms. Karen Rebori, Mr. Paul Houston, Mr. Stan Shadwell, Mr. Dick Schuler, Ms. Donna Cann, Alternate and Ms. Susan Frede, Alternate. Township personnel who were also present: Mrs. Dani Spiegel, Zoning Inspector and Mrs. Laura Waczovszky, Administrative Assistant.

**APPROVAL OF MINUTES**

**Approval of Minutes – January 9, 2018 – Regular Meeting**

Mr. Stitt made a motion, seconded by Mr. Houston to approve the minutes of the January 9, 2018, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

**NEW ZONING BUSINESS**

Chairman Schuler opened the meeting and gave the floor to Mrs. Spiegel, Zoning Inspector. Mrs. Spiegel presented zone change case Z2018-001 Merwin Oaks Development and PUD concept plan. Members of the Commission asked questions to contractor for Merwin Oaks Development about sewer, average house size, placement of homes on lot 7 & 8, landscaping & street trees, buffer, utilities for development, average price of homes, and ask to walk the property with developer.

Mrs. Spiegel presented zone change case Z2018-002 Stillmeadow Place and MFR PUD-R concept plan. Mr. Jaehnen contractor for Stillmeadow Place Development presented the concept plan. Members of the Commission asked questions to contractors for Stillmeadow Place Development about utilities, keeping all 18 holes of the Golf Course, access road(s), Fire Code on access road(s) for a development, keep with the existing units on property, flow of the sewer, membership to golf course, number of cars on new & existing road, and easements for utility.

**PUBLIC COMMENT**

Residents asked questions about easements, golf course membership, why place all MFR properties in one area, additional traffic and about the zone change process . Residents also stated their concerns with

additional crime & traffic, price points, why not SFR instead of MFR, poor condition of other condominium's, and not following the Land Use Plan. Mr. Cardarelli from the Economic Development Committee spoke about speaking with the chair of the EDC on working with the Zoning Commission on developments.

Next Zoning Commission meeting is on May 1, 2018 @ 6:30 p.m.

**MOTION**

Mr. Stitt made a motion, seconded by Ms. Rebori to approve and forward zone change case Z2018-001 Merwin Oaks Development to Clermont County Planning Commission. Roll call on motion: All aye.

Ms. Rebori made a motion, seconded by Mr. Houston to approve and forward zone change case Z2018-002 Stillmeadow Place Development to Clermont County Planning Commission with it noted to the Planning Commission by Zoning Inspector to look at road access for development. Roll call on motion: All aye.

**ADJOURNMENT**

At 7: 38 p.m., Mr. Stitt made a motion, seconded by Ms. Rebori that the meeting be adjourned. Roll call on motion: All aye.

ATTESTED;  
The foregoing minutes were approved by the Pierce Township Zoning Commission on May 7, 2018:

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Dick Schuler, Chair  
Pierce Township Zoning Commission

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Date