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Zoning Commission
Meeting Minutes
May 7, 2018
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:30 p.m., on Monday, May 7, 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. Dick Schuler, Ms. Donna Cann, Alternate and Ms. Susan Frede, Alternate. Township personnel who were also present: Mr. Tom Keating, Law Director, Mrs. Dani Speigel, Zoning Inspector and Mrs. Laura Waczovszky, Administrative Assistant.

APPROVAL OF MINUTES

Approval of Minutes – April 3, 2018 – Regular Meeting

Mr. Stitt made a motion, seconded by Mr. Houston to approve the minutes of the April 3, 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 Ms. Rokey, Administrator. Ms. Rokey stated this is a concept plan review for Davis Road property (case Z2018-003) and the residents will be notified of the public hearing. Ms. Rokey explained about the previous PUD-R on the property on Davis Road.

Attorney Breidenstein and Planning consultant stated his background as a Planner, Zoning Inspector, Attorney, and Chairman on the Village of Glendale Planning Commission. Attorney Breidenstein presented a video of the development the applicant - Burns Builders has built in Middletown, Ohio. Attorney Breidenstein gave history on the property on Davis Road, adjacent properties and their zoning (MFR, GB, and PUD-R), how the concept plan reflects on the Land Use Plan mixed use option, layout of apartment buildings, Greenspace, and high-tension line easements.

Attorney Breidenstein gave the floor to Owner Tonya Burns of Burns Builders applicant for case Z2018-003. Mrs. Burns stated her background and the background of the company. Mrs. Burns presented the Stage I concept plan review for the 216 units of 2-3 bedroom luxury apartments on 30.231 acres with high end exterior/interior amenities, high quality construction, park like outdoor amenities, privately managed, 24 hour on-site management and maintenance, emergency maintenance, and quality landscaping.

Mrs. Burns gave the floor to Amanda Gerakos (Marketing Department) to present the features and amenities of the apartments. Ms. Gerakos spoke about the amenities of the apartments (I.e. garages, club house, pool, basketball court, interactive playground, dog park, community gardens, and picnic area with grills) and the features of the apartments (I.e. ceiling fans, 2 full size bathrooms, balconies, and washer and dryer room with storage).

Attorney Breidenstein stated to the Commission the applicant will request four waivers for the PUD-R (see attached) and talked about how the concept plan meets the existing Land Use Plan.

BOARD DISCUSSION

Zoning Commission Board asked Burns Builders, Attorney Breidenstein, and Art Harden, Engineer about the retaining wall sizes, exterior lighting, landscape plan, amenities, parking spaces, storm water management, traffic study, entrance into development, road improvements, destiny, greenspace and useable space, elevators in the buildings, garages, sprinklers, how will the tenant benefit from the unbuildable land, walking trails, other developments to view.

PUBLIC COMMENT

Kirk Schaefer from Castlebay Drive stated he is concerned about the traffic study, building on the property where the high-tension lines are located and is an easement required, controlling the run off, detention pond, and the impact on Davis and Hopper Hill road in Pierce and Union Township.

MOTION

Mr. Stitt made a motion, seconded by Mr. Houston to forward zone change case Z2018-003 Red Hawk Ridge Luxury Apartments to Clermont County Planning Commission for review with staff letter to highlight comments regarding retaining wall height, 2nd entrance, Davis Road intersection, traffic study, Nine Mile Creek flooding issue and density. Roll call on motion: All aye.

OLD BUSINESS

Mr. Keating presented a presentation on a draft resolution for Residential Facilities and Recovery Homes. Mr. Keating talked about how no other community has language in their zoning resolution for recovery homes. Mr. Keating stated he spoke with many people at the State, Department of Development Disabilities, and Behavioral Health Services about recovery homes.

BOARD DISCUSSION

Zoning Commission Board discussed the drafted resolution for Residential Facilities and Recovery Homes, class 1 – 3, foster children, who will monitor the number of person living in a home, where the classes should be permitted in (SFR, MFR, P, TR and MH), two resolutions instead of one resolution and updating table 4.04-1.

Ms. Rokey stated there are other items to add to the next text amendment like the number of days to review a permit application, limiting parking on the street. Staff will prepare them for the next meeting.

ADJOURNMENT

At 9:18 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 June 5, 2018:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date