

Pierce Township Trustees  
Public Hearing Meeting  
Special Meeting  
May 11, 2022

The Board of Trustees of Pierce Township, Clermont County, Ohio met in a Public Hearing Meeting on Wednesday, May 11, 2022 at 6:30p.m. The purpose of the hearing is to hear (Case #ZC2022-001) the request by CT Consultants (on behalf of owner Elizabeth A. Ponder) to consider a request for a Zone Map Amendment to rezone the property located at 595 Davis Road, Pierce Township, Cincinnati, Ohio 45255 (PID 282810A005) from General Business (GB) to Multi- Family Residential (MFR).

**CALL TO ORDER:**

Chairman Kelly called the meeting to order. Chairman Nicholas Kelly and Trustee Pete Kambelos and Trustee Allen Freeman present at roll call. In addition, present Administrator Loretta Rokey, Attorney Katie Barbieri, Police Chief Paul Broxterman, Fire Chief Craig Wright, Planning & Zoning Administrator Eddie McCarthy and Fiscal Officer Debbie Schwey.

**PLEDGE OF ALLEGIANCE:**

Police Chief Broxterman led everyone in the pledge of allegiance.

**INSTRUCTIONS FROM THE CHAIR:**

Anyone who wishes to speak during this Public Hearing (applicant, staff, and the public) must be sworn in. We will allow the public to speak at the appropriate time during this hearing following receipt of the staff report, presentation and questions from the Trustees.

Attorney Katie Barbieri gave the oath to all attendees and staff wishing to speak during this hearing.

**OPEN PUBLIC HEARING:**

Trustee Freeman made the motion to open the Public Hearing at 6:36p.m., seconded by Trustee Kambelos. Roll call: All aye.

Planning & Zoning Administrator McCarthy presented to the Board for their consideration a request for zone map amendment to rezone property located at 595 Davis Rd. (attached packet)

**PUBLIC COMMENT:**

Discussion from Fire Chief Wright concerns and challenges for the fire department. Presents a bit of a hazard.

Public Comments from Mr. Tom Harrison, flooding on Nine Mile, retention ponds, Mr. and Mrs. David and Jill Fankhauser and Kimberly Klosterman. Concerns being rental property.

The engineer from CT Consultants stated they are willing to do whatever the county requires of them and will guarantee there will be plenty of compacity for water and sewer with pump stations and retention ponds for water runoffs.

Discussed by the Trustees what kind of businesses can be used for this property since it is zoned General Business (GB). Trustee Kambelos would like to have more information especially for a traffic study.

**MOTION TO CLOSE PUBLIC HEARING:**

Trustee Freeman made the motion to close the public hearing at 8:30p.m., seconded by Chairman Kelly. Roll call: Trustee Freeman, yea, Chairman Kelly yea, Trustee Kambelos no.

**MOTION TO RECOMMEND A RESOLUTION BE DRAFTED FOR APPROVAL, APPROVAL WITH MODIFICATIONS OR DENIAL:**

Trustee Freeman made the motion to deny the zoning map amendment. Seconded by Chairman Kelly. Roll call: Trustee Freeman, yea, Chairman Kelly, yea, Trustee Kambelos no. Trustee Kambelos explained that he was voting against the adoption of this resolution because he wanted to see more detailed traffic information (an objective traffic study) before making his final decision.

**OLD BUSINESS:**

Administrator Rokey presented to the Board candidates from the Pierce Township Parks/Greenspace Committee. (Kelli Fickle and Bob Wuerdeman)

Administrator Rokey requests a motion to approve Mr. Robert Wuerdeman to the Pierce Parks/Greenspace Committee taking the place of Mr. Randy Page who is not returning to the committee. Trustee Kambelos made the motion to approve, seconded by Trustee Freeman. Roll call: All aye.

**NEW BUSINESS:**

After discussion Trustee Freeman made the motion to table the Resolution 2022-015 the appointment to the Clermont Count Land Bank Board. Seconded by Trustee Kambelos. Roll call: All aye.

Trustee Freeman made the motion to table Resolution 2022-016, resolution of necessity for levying tax exceeding ten-mil limitation for the collection and disposal of garbage or refuse, including year waste (RC 5705.19(V)).

Trustee Kambelos made the motion to approve Resolution 2022-017, a resolution of necessity for levying tax exceeding ten-mil limitation for the collection and disposal of garbage or refuse, including yard waste. (RC 5705.19(V) Seconded by Trustee Freeman. Roll call: All aye. (Resolution is for .75mil)

Trustee Kambelos made the motion to approve Resolution 2022-018, a resolution of necessity for levying tax exceeding ten-mil limitation for the collection and disposal of garbage or refuse, including yard waste. (RC 5705.19(V) Seconded by Trustee Freeman. Roll call: All aye. (Resolution is for 1.00mil)

**OTHER BUSINESS:**

Trustee Kambelos made the motion to enter into executive session at 8:45p.m. in accordance with ORC 121-22(G)(2) to consider the sale of property at competitive bidding, or sale or other disposition of unneeded, obsolete, or unfit for use property in accordance with section 505.10 of the revised code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest, and in accordance with Ohio Revised Code Section 121.22(G)(1); to consider the appointment, employment and compensation of public employees related to the Planning & Zoning and Administrator's position. Seconded by Trustee Freeman. Roll call: All aye.

Trustee Kambelos made the motion to leave executive session at 9:30p.m., seconded by Trustee Freeman. Roll call: All aye.

Planning & Zoning Administrator McCarthy requests a motion to approve Andrew Higgins to fill the full-time Planning & Zoning Assistant position with a tentative start date of May 26, 2022, at a rate of \$20.00 per hour; the conditional appointment is subject to a probationary period of 6 months and is subject to pre-employment substance screening, background check, reference check and license check. Trustee Freeman made the motion to approve, seconded by Trustee Kambelos. Roll call: All aye.

**PUBLIC COMMENT/OPEN FLOOR DISCUSSION:**

No public comment.

**ADJOURNMENT:**

Trustee Kambelos made the motion to adjourn the meeting at 9:40p.m., seconded by Trustee Freeman. Roll call: All aye.

Attested:

The Pierce Township approved the forgoing minutes of the Board of Trustees on: May 19, 2022.

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Chairman Nicholas Kelly, Pierce Township Board of Trustees

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Debbie Schwey, Pierce Township Fiscal Officer