

OATH TAKEN BY ATTENDEES & STAFF

Mr. Keating administered the oath to attendees and staff wishing to speak during the public hearing.

STAFF REPORT & BACKGROUND

Mrs. Speigel presented her staff report and gave background on case ZC2018-003 Red Hawk Apartments.

The Board asked about the density, visit to property, surrounding properties are zoned business but not used as business, asked which way the traffic was going when visiting the property, property already zoned PUD-R and case from 2007 on the same property.

INTRODUCTION OF APPLICANT & OVERVIEW OF PROPOSAL

Mr. 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.

Mr. Breidenstein gave the floor to Siann Stidham of Burns Builders. Siann Stidham gave the background of the company and 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, targeted pricing from \$950.00 to \$1,350.00, high quality construction, park like outdoor amenities, privately managed, 24 hour on-site management and maintenance, emergency maintenance, and quality landscaping.

Mr. Breidenstein spoke about the density comparison to other properties from Burns Builders and about other amenities such as dog park, garden, pool, club house, and baseball hoops. Mr. Breidenstein spoke about the Fire Chief request for a second access for the development, the traffic study, gross density, landscaping, stormwater management, retaining walls, lighting concerns, waivers, and spoke about Hopper Hill Road Condos.

BOARD DISCUSSION

The board discussed density issue, traffic study, developable area, location of development, land use plan, stormwater issues, retention pond, water flow, access road, and parking lot areas.

PUBLIC COMMENT –AGAINST DEVELOPMENT

Jen Chamberlain, Locust Run Road concerns:

1. Density
2. # of units on 14 acres
3. Traffic
4. Impact of all the building in the township
5. Impact on more flooding
6. Commercial Development

Kim Klosterman, Nine Mile Road concerns:

1. Traffic
2. Emergency services – 2nd access
3. Sewers
4. Flooding issues
5. Asked about amenities – only for renters

Mike Birkley, Locust Corner Road concerns:

1. Avoids Nine Mile Road when raining
2. Traffic
3. Apartments in Pierce Township should be closer to SR 125
4. Six to eight acres included in open space

Greg Matulionis, Nine Mile Road concerns:

1. Traffic
2. Stormwater

Kurt Schaeffer, Castle Bay concerns:

1. Density
2. Tradeoffs for waivers
3. Detention pond

Jill Fankhauser, Nine Mile Road concerns:

1. Traffic
2. Sewer/Water
3. Increase in flooding
4. Loss of beauty and peace & quiet
5. Increased burden on schools
6. Loss of rural character of township

David Fankhauser, Nine Mile Road concerns:

1. Flooding
2. Traffic
3. Sewer
4. Density
5. County Engineers judgment
6. Fix issues then develop

Lauren Foster, Slaven Road concerns:

1. Flooding
2. Apartment Complex
3. Labeling development as luxury

Randy Embertson, Locust Corner Road concern:

1. One Entrance
2. Road issues
3. Sewer issues
4. Water issues

MOTION

Mr. Stitt made a motion, seconded by Ms. Rebori to accept documents into record from Tom Breidenstein and Jill Fankhauser. Roll call on motion: all aye.

Mr. Stitt made a motion, seconded by Ms. Rebori to continue the Public Hearing in progress to address the following items:

1. Get input from Clermont County Engineer on the sewer and water concerns
2. Get input from Developers Engineer
3. Zoning Commission discussion on density issues

Roll call on motion: All aye.

Mr. Stitt made a motion, seconded by Mr. Shadwell to withdrawal continuation of Public Hearing. Roll call on motion: All aye.

Mr. Shadwell made a motion, seconded by Mr. Houston to deny the Concept Plan Stage 2 for case ZC2018-003 Red Hawk Apartments since it does not met our Zoning Resolution for the following reasons:

1. Density as applied on application and Zoning Commissions concern
2. 2nd access road
3. Sewer/Water issues
4. Traffic concerns.

Roll call on motion: All aye.

Mr. Shadwell made a motion, seconded by Ms. Rebori to close the Public Hearing. Roll Call on motion: All aye.

Mr. Stitt made a motion, seconded by Ms. Rebori to table other business to next meeting on June 12, 2018 at 6:30 p.m.. Roll Call on motion: All aye.

ADJOURNMENT

At 9:30 p.m., Mr. Shadwell made a motion, seconded by Ms. Rebori 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 June 12, 2018:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date