

**BOARD OF TRUSTEES**

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**Fiscal Officer**

Debbie S. Schwey

**Administrator**

Loretta E. Rokey



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Zoning Commission  
Meeting Minutes  
July 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, July 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: Ms. Karen Rebori, Mr. Paul Houston, Mr. Dick Schuler, Mr. Stan Shadwell, 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 Ms. Loretta Rokey, Administrator.

**APPROVAL OF MINUTES**

**Approval of Minutes – June 5, 2018 – Public Hearing**

Mr. Houston made a motion, seconded by Ms. Rebori to approve the minutes of the June 5, 2018, Public Hearing of the Zoning Commission as submitted. Roll call on motion: All aye.

**Approval of Minutes – June 12, 2018 – Regular Meeting**

Mr. Houston made a motion, seconded by Mr. Shadwell to approve the minutes of the June 12, 2018, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

**NEW BUSINESS – LEWIS & WHITE OAK ROAD – PUD-MU OVERLAY**

Chair Dick Schuler opened the meeting and gave the floor to Administrator, Loretta Rokey to discuss Lewis & White Oak Road PUD-MU overlay. Ms. Rokey talked about the overlay that was approved in 2014 for Lewis & White Oak Road properties. Ms. Rokey discussed setbacks for vacant parcels; parcels township purchased, and asked residents in attendance if they were involved with the overlay in 2014. Ms. Rokey talks about the process of a zone change. Mr. Keating talked about the zoning that was put in place in 2014 for a PUD-MU on Lewis & White Oak Road properties. Ms. Rokey recommends to remove the PUD-MU.

**PUBLIC COMMENT**

Public asked about the PUD-MU overlay that was approved in 2014 for Lewis & White Oak Road, about building a single family home on a parcel zoned general business, residents do not want the overlay and they would like it removed, talked about the township property at the water tower.

## **BOARD DISCUSSION**

The Board discussed the vacant lots on Lewis & White Oak Road, parcels that were already general business prior to PUD-MU overlay, discussed parcel in single family residential and business in single family residential, and the property the township purchased and Mr. Patel's parcel.

## **MOTION**

Mr. Shadwell made a motion, seconded by Ms. Cann to accept staff's recommendation to remove the overlay and initiate the public hearing process. Roll call on motion: All aye.

Ms. Cann made a motion, seconded by Ms. Rebori to rezone the township property and property owned by Mr. Patel to move forward with rezoning the properties from single family residential (SFR) to general business (GB). Roll call on motion: All aye.

## **REVIEW FINAL DRAFT OF RECOVERY HOUSING LANGUAGE**

Mr. Keating stated the final draft of recovery housing language was retyped and the Board received a final draft of recovery housing language to review. Ms. Rokey recommends to have the work "approved" removed from the final draft of recovery housing language.

## **BOARD DISCUSSION**

The Board discussed the final draft of recovery housing language and other changes found at the meeting.

## **MOTION**

Mr. Houston made a motion, seconded by Ms. Rebori to recommend to forward the text amendment to Clermont County Planning Commission as amendment. Roll call on motion: All aye.

## **NEW BUSINESS**

Ms. Rokey passed out copies of rules of procedures for the Zoning Commission to review and think about preparing rules of procedures. The Board discussed rules of procedure and what can be added. Ms. Rokey stated the Land Use Plan needs to be reviewed at a later time.

## **ADJOURNMENT**

At 8:05 p.m., Ms. Rebori made a motion, seconded by Mr. Houston 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 August 1, 2018:

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Dick Schuler, Chair  
Pierce Township Zoning Commission

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Date