

**BOARD OF TRUSTEES**

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**Fiscal Officer**

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**Administrator**

Loretta E. Rokey



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Cincinnati, Ohio 45245

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Zoning Commission  
Public Hearing Minutes  
August 7, 2018  
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearings at 6:30 p.m., on Tuesday, August 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: Ms. Karen Rebori, Mr. Paul Houston, Mr. Dick Schuler, Mr. Jeff Stitt, Mr. Stan Shadwell, and Ms. Donna Cann, Alternate. Township personnel who were also present: Mr. Tom Keating, Law Director; Mrs. Dani Speigel, Zoning Inspector; Mrs. Laura Waczovszky, Administrative Assistant and Ms. Loretta Rokey, Administrator.

**APPROVAL OF MINUTES**

**Approval of Minutes – July 3, 2018 Regular Meeting**

Ms. Rebori made a motion, seconded by Mr. Houston to approve the minutes of the July 3, 2018, Regular Meeting of the Zoning Commission as submitted. Roll call on motion: All aye.

**PUBLIC HEARING ON CASE ZC2018-004 TEXT AMENDMENT**

Chair Dick Schuler opened the public hearing on case ZC2018-004 Text Amendments regarding Update Table 2.02-1 Summary Table of Review Bodies in Article 2: Administrative Roles and Authority, Addition of Recovery Housing and Residential Facility Classes (1, 2 & 3) as well as updating Table 4.04-1, Removal of 7.03:B1(d) (ii) and (iii) in Article 7: Planned Unit Development, Addition of Recovery Housing as a use to Article 11; Vehicle Parking, Stacking and Loading, Table 11.03-1, and Addition of Recovery Housing to Article 15: Definitions and Rules for Interpretation. Chair Schuler stated the Zoning Commission has read the staff report and Clermont County Planning Commission recommendation.

**DISCUSSION**

Mr. Keating talked about the recovery housing that was included in the text amendment case ZC2018-004.

**PUBLIC COMMENT**

None

**MOTION**

Mr. Stitt made a motion, seconded by Mr. Shadwell to close public hearing on case ZC2018-004. Roll call on motion: All aye.

**MOTION**

Mr. Stitt made a motion, seconded by Mr. Houston to accept & record both staff report & Clermont County Planning Commission reports on case ZC2018-004 Text Amendments and forward to the Board of Trustees. Roll call on motion: All aye.

**PUBLIC HEARING ON CASE ZC2018-005 MAP AMENDMENT**

Chair Dick Schuler opened the public hearing on case ZC2018-005 Map Amendment. Mrs. Speigel presented the staff report and the approved Clermont County Planning Commission report at their July 24, 2018 meeting.

**DISCUSSION**

Mr. Keating gave a background to the map amendment on the three parcels to rezone them from Single Family Residential (SFR) to general business (GB) and rezone PUD-MU overlay.

**PUBLIC COMMENT**

None

**MOTION**

At 6:45 p.m. Mr. Shadwell made a motion, seconded by Mr. Stitt to close public hearing on case ZC2018-005. Roll call on motion: All aye.

**MOTION**

Mr. Stitt made a motion, seconded by Ms. Rebori to accept the documents presented on case ZC2018-005 into record. Roll call on motion: All aye.

Mr. Shadwell made a motion, seconded by Mr. Stitt to pass case ZC2018-005 to the Board of Trustees. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on September 4, 2018:

\_\_\_\_\_  
Dick Schuler, Chair  
Pierce Township Zoning Commission

\_\_\_\_\_  
Date

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Zoning Commission  
Meeting Minutes  
August 7, 2018  
6:45 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:45 p.m., on Tuesday, August 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: Ms. Karen Rebori, Mr. Paul Houston, Mr. Dick Schuler, Mr. Jeff Stitt, Mr. Stan Shadwell, and Ms. Donna Cann, Alternate. Township personnel who were also present: Mr. Tom Keating, Law Director; Mrs. Dani Spiegel, Zoning Inspector; Mrs. Laura Waczovszky, Administrative Assistant and Ms. Loretta Rokey, Administrator.

### **STAFF REPORT FOR STILLMEADOW PHASE 2-REVISED**

Mrs. Spiegel presented the staff report for Stillmeadow Phase 2- revised. Applicant (Stillmeadow Golf Properties, LLC, 1 Stillmeadow Drive Cincinnati, Ohio 45245) is asking for a zone change from Resort/Recreational (RR) to Single Family Residential (SFR) with a PUD-R. This development will now have 34 acres with 68 units in the development, 9 units will be Patio Homes and 59 will be Single Family Homes. This meets the requirement of 2 units per acre. There is 40% open space in the development which meets the PUD-R requirement of 35% open space. There will be a park area included with walkway, swing sets, and playground equipment with a parking area for these facilities. Also included will be streetlights, which are not included in this application. The Builder will be Inverness Homes with a starting range of \$230,000 and up for this development. The developer is asking for setback waivers from the required 50ft-front yard, 15 ft. side yards, and 40 ft. rear yard to 30 ft. front yard, 10 ft. side yards and 20 ft. rear yard. There will be a Home-Owners Association in this Phase 2 development. Since the road is to be extended, the developer is also asking for a temporary set -back variance on the pool house of 25ft. from the approximately 50 ft. set back currently (I had enclosed a picture of the area in your packets). The pool and pool house will be moved behind the Club House in the future. The developer states the Clermont County Engineer does not want the second access to go across the dam. The Pierce Township Zoning Commission approved the original phase 2 on June 12, 2018.

### **STILLMEADOW PRESENTATION OF REVISED PHASE 2 PLANS**

Tim Connors gave a presentation of Stillmeadow Phase 2 revised plan to the Zoning Commission and public. Tim stated the reason for the changes due to comments from the public at the last meeting.

## **BOARD DISCUSSION**

The Board discussed the changing of zoning from RR to SFR with a PUD-R, waivers for setbacks but pool house needs variance, plans did not show the width of the lots for all lots in the front, lot sizes, forwarding the zoning case to Clermont County Planning Commission, about not being able to have an access point over the dam, staff report needs updated showing the zoning as a PUD-R, a second entrance, and plans need to be revised with the width of each lot.

## **PUBLIC COMMENT**

1. Chip – Stillmeadow Drive
  - Ask Tim Connor to show them on the map where they will be developing the single family homes
2. Jeff – Nicklaus Court
  - Ask about the zone change SFR/PUD-R
3. Ed – Stillmeadow Drive
  - Traffic concerns
  - Maintaining roads
4. Patty – Stillmeadow Drive
  - Traffic concerns
  - Stormwater concerns
  - Schools
  - # of bedrooms & price point
  - 2<sup>nd</sup> access road
5. Chip – Stillmeadow Drive
  - Golf Course
  - Funding for Schools
  - Side Walk concerns
  - Traffic & accident concerns
  - Development on Merwin Ten Mile added traffic
6. Ed – Stillmeadow Drive
  - Traffic on Stillmeadow Drive
  - Not addressing the issue of the # of vehicles, bikers, and walkers on Stillmeadow Drive
  - Ask who do they talk to about sidewalks
7. Fred – Stillmeadow Drive
  - Traffic Study
  - He's counting the # of cars driving on Stillmeadow at different times – 2 to 4 cars per minute
  - Increase traffic flow issues
8. Kirk – Castlebay Drive
  - Zone change from RR to SFR with PUD-R
  - Application not showing correct information; application needs to be accurate and complete
  - Variances VS Waivers

9. John – Palmer Court
  - Thanked the applicant & Zoning Commission
  - Is the plan meeting the two per acre
10. Jackie – Stillmeadow Drive
  - Asked about the maintenance road on Country Club Drive – 2<sup>nd</sup> Access Road
  - Painted centerline on Stillmeadow Drive
11. Bob – Oakland Farm
  - Greenspace

## **BOARD DISCUSSION**

The Board discussed sending the Stillmeadow Golf Property Phase 2 to Clermont County Planning Commission and noted that a separate variances must be requested for the pool and pool house.

## **MOTION**

Mr. Stitt made a motion, seconded by Mr. Houston to strike the setback variance for the pool & pool house. Roll call on motion: All aye.

Mr. Stitt made a motion, seconded by Mr. Houston to send to Clermont County Planning Commission and applicant, must have before the plans go to Clermont County Planning Commission, a complete set of plans with the dimensions and waivers on August 9, 2018 by noon to the township office. Roll call on motion: All aye.

## **STAFF REPORT – OTHER BUSINESS**

Mrs. Speigel talked about the PUD-MU removal at Lewis & White Oak Roads and provided a copy of the Resolution passed by the Board of Trustees for Transitional Residential Zoning District temporary moratorium.

1. The PUD-MU removal at Lewis and White Oak Road-The Clermont County Planning Department only approved the zone change and removal of the PUD-MU for the 3 parcels at the corner of Lewis and White Oak, Parcels #282807A293, #282807A104 and # 282807A294. Clermont County Planning wants the Township to bring back the remainder of the parcels in the PUD-MU to the next County Planning Commission meeting.
2. August 24, 2018. There will be 33 parcels involved in that request. The Pierce Township Trustees passed a moratorium for 6 months on any zoning applications in the Transitional Residential District (TR) on July 31, 2018. This will give the Township time to review this district. The Township Trustees have directed staff to initiate the review of this zoning district Mrs. Speigel talked about the removal of PUD-MU at Lewis & White Oak Roads. Clermont County Planning Commission only removed the PUD-MU from three parcels only. Thirty-Three parcels need to be removed from the PUD-MU.

## **ADJOURNMENT**

At 8:27 p.m., Mr. Stitt 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 September 4, 2018:

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Dick Schuler, Chair  
Pierce Township Zoning Commission

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Date