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Zoning Commission
Regular Meeting Minutes
October 6, 2020
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Regular Meeting at 6:30 p.m., on Tuesday, October 6, 2020, 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. Dick Schuler, Mr. Jeff Stitt, Mr. Stan Shadwell, Ms. Donna Cann, and Ms. Susan Frede, personnel who were also present: Mr. Eddie McCarthy, Planning & Zoning Administrator.

APPROVAL OF MINUTES

Approval of Minutes – August 11, 2020 – Regular Meeting

Mr. Stitt made a motion, seconded by Mr. Shadwell to approve the minutes of the August 11, 2020, Regular Meeting of the Zoning Commission with the correction of Regular Meeting to Public Hearing. Roll call on motion: All aye.

OLD BUSINESS

Mr. McCarthy spoke about the Transitional Residential District (TR) discussion regarding determining which TR District large lots may be seamlessly re-zoned to Single Family Residential (SFR) and to consider if a new and/or revised TR District will be necessary to address lot sizes etc. Mr. McCarthy found that approximately 116 out of 301 total TR Lots (20,000 sq. Ft or more) can be converted seamlessly to SFR. Some lots around Cleveland may have some partial deficiencies but overall, appear to have “healthy” side and/or rear yard setbacks and acreage. Alternatively, there are a number of lots along Jenny Lind, Denny and Ludlow that fall into one of the following categories and were not hatched due to “clear” conflicts that need further evaluation: Lots 20,000 sq. ft and over that are surrounded by parcels that appear to have structures unable to meet current SFR setbacks (See 282806F151., 282806B093., Cathy Way which abuts Denny); Lots that are 20,000 sq. ft and over that have structures that appear unable to meet SFR setbacks. (See Denny Dr, 3326 Jenny Lind, 3338 Jenny Lind as examples); lots that have severe deficiencies in general and do not appear to have a proper classification. (See Ludlow, Cleveland) (***)Disclaimer: Some lots included in the SFR Re-Zone include lots that may be deficient. GIS is not a perfect substitute for a survey); Other issue(s): some lots are isolated and while they appear to meet TR Setbacks, they are otherwise surrounded by lots that could easily transition to SFR or another district altogether. See 282806C047P.

The Commission discussed the creation of the TR district, rezoning all of the TR to SFR, non-conforming lots, setback issues, grandfathered TR district lots, Hickory Lane and Township Owned Land, and spot zoning.

MOTION

Mr. Stitt made a motion, seconded by Mr. Shadwell to initiate the process to return all Transitional Residential (TR) lots to Single Family Residential (SFR). Roll call on motion: All aye.

The Board & M. McCarthy spoke about the process of a map amendment, land use plan, and businesses using their SFR property as an Airbnb.

ADJOURNMENT

At 7:21 p.m., Mr. Stitt made a motion, seconded by Ms. Cann 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 December 1, 2020:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date