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Zoning Commission
Meeting Minutes
October 15, 2018
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearing at 6:30 p.m., on Monday, October 15, 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, and Mr. Stan Shadwell. Township personnel who were also present: Mrs. Dani Spiegel, Zoning Inspector, Ms. Loretta Rokey, Administrator, and Mrs. Laura Waczowszky, Administrative Assistant.

OPEN PUBLIC HEARING CASE # ZC2018-007 ZONE CHANGE FOR 3664 LEWIS ROAD

Chair Schuler opened the public hearing for case ZC2018-007 zone change for 3664 Lewis Road.

OATH TAKEN BY ATTENDEES & STAFF

Chair Schuler administered the oath to attendees and staff wishing to speak during the public hearing.

STAFF REPORT FOR CASE ZC2018-007 – 3664 LEWIS ROAD

Mrs. Spiegel presented the staff report for zoning case ZC2018-007 for 3664 Lewis Road. Mr. Neil Patel of 1259 White Oak Road Amelia, Ohio 45102 is requesting Parcel # 284723.088B. be rezoned from General Business District (GB) to Single Family Residential District (SFR). This parcel has 0.359 acres which is smaller than the required .0459 acres for the Single-Family Residential District. Mr. Patel wishes to build a single-family dwelling on this parcel if the zone change is approved by the Pierce Township Trustees at a later date. No potential site plans have been given to Pierce Township at this time. Parcels to the north, south and east are all zoned in the General Business District. Parcels to the west are all zoned Single Family Residential. There are single family dwellings on the north, south and west of this parcel and a mini-storage facility to the east.

PRESENTATION FROM NEIL PATEL – 3664 LEWIS ROAD

Mr. Patel stated he would like to build a single family (SFR) home on property; sewer/water/electric is already available, and there is single-family residential around his property.

PUBLIC COMMENT

Mr. Chambers, Lewis Road

- Why the change from GB to SFR since he was told the township wanted the parcels GB
- Lot is smaller than other lots around Mr. Patel's parcel
- Lot is unbuildable
- He was told he could never make improvements to his home since it was zoned GB

Mr. Schaffer, Castle Bay

- He's not for or against zone change
- Asked about three parcels that changed from SFR to GB

ADDITIONAL QUESTIONS

Board asked about spot zoning, isolation of parcel to the south (which is SFR), plans for new home, and Ms. Rokey explained about base zoning, need for variance, and GB vs SFR.

MOTION

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

DELIBERATION BY ZONING COMMISSION MEMEBERS

Zoning Commission discussed isolation of property to the south, spot zoning, keeping it GB, changing the zoning from SFR to GB if someone wanted to run a business on the property, single-family residential surrounding parcel, and no effect on adjacent properties if changed from GB to SFR.

MOTION

Ms. Rebori made a motion, seconded by Mr. Houston to approve zone change from GB to SFR on case ZC2018-007 – 3664 Lewis Road. Roll call on motion: Ms. Rebori, aye; Mr. Houston, aye; Mr. Schuler, aye; and Mr. Shadwell, nay.

ADJOURNMENT

At 7:15 p.m., Mr. Houston made a motion, seconded by Ms. Rebori that the Public Hearing be adjourned. Roll call on motion: All aye.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on November 13, 2018:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date