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Zoning Commission
Public Hearing
Meeting Minutes
November 13, 2018
6:30 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in Public Hearing at 6:30 p.m., on Tuesday, November 13, 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, Ms. Susan Frede, Alternate and Ms. Donna Cann, Alternate. Township personnel who were also present: Ms. Loretta Rokey, Administrator; Mrs. Dani Speigel, Zoning Inspector and Mrs. Laura Waczovszky, Administrative Assistant.

OPEN PUBLIC HEARING CASE # ZC2018-001 ZONE CHANGE FOR MERWIN OAKS

Chair Schuler opened the public hearing for case ZC2018-001 zone change for 3728 Merwin Ten Mile 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 ZC2018-001 MERWIN OAKS-REVISION

The applicant is Amiee Imbus-Scott Imbus Development Company, LLC at 1010 Spindletop Hill Cincinnati, Ohio 45245. Their request is to rezone Parcel #282808C018. (and has the physical address of 3728 Merwin Ten Mile Road) from Single Family Residential (SFR) to Planned Unit Development-Residential (PUD-R). This parcel consists of 7.225 acres and currently has a single-family dwelling on the parcel. Currently, there are single family homes that surround this parcel.

The request is to develop this parcel into 14 single family parcels and 2 open space parcels. There is 35.4% open space in the development which meets the required 35% open space according to the Pierce Township PUD regulations. The typical lot size is 10,508 to 17,867 Sq. Ft., minimum lot width-60 Ft., minimum front yard set-back-25 ft., minimum side yard set-back-8 ft., and minimum rear yard set-back-30 ft. which meets all the requirements in the PUD regulations. There is a proposed 50 ft. right-of-way off of Merwin Ten Mile Road. The existing single-family residence will be removed prior to construction. Public sewer and water will be extended to this site per the developer. Landscaping plans for the entrance have been submitted.

This proposal was heard by the Pierce Township Zoning Commission on October 2, 2018. At that meeting, the Pierce Township Zoning Commission made the recommendation to send this proposal to the Clermont County Planning Commission. On October 23, 2018 the Clermont County Planning Commission heard the proposal for the Merwin Oaks PUD-R zone change request. The Commission recommended approval of the development at that meeting.

PRESENTATION FROM SCOTT IMBUS DEVELOPMENT COMPANY, LLC-AIMME IMBUS

Craig Abercrombie from Abercrombie & Associates Inc. Civil Engineer presented the Stage I Concept Plan review for Merwin Oaks and stated they agree with the staff report from Clermont County Planning Commission. Discussed street trees and lights, water runoff, grading of land, buffer for head lights, HOA required to maintain trees, and landscape plan.

MOTION

Mr. Stitt made a motion, seconded by Mr. Houston to close Public Hearing on case ZC2018-001 Merwin Oaks at 6:46 p.m. Roll call on motion: All aye.

PUBLIC COMMENT

None

BOARD DISCUSSION

Board discussed street trees and lights, landscape easement, buffer for head lights, type of trees, and HOA required to maintain trees.

MOTION

Mr. Stitt made a motion, seconded by Mr. Houston to recommend approval of ZC2018-001 Merwin Oaks be approved with the following modification requiring documents of incorporation into the HOA that the street trees and lights be provided and the rear of property be a landscape easement rather than the conservation easement. Roll call on motion: All aye.

Mr. Stitt made a motion, seconded by Mr. Houston to close case ZC2018-001 Merwin Oaks. Roll call on motion: All aye.

CALL TO ORDER/ROLL CALL

Chair Schuler opened the public hearing at 7:04 p.m. for case ZC2018-002 zone change for Stillmeadow Golf Properties.

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 ZC2018-002 STILLMEADOW GOLF PROPERTIES

The applicant is Mark Jaehnen of Delta Business Group 1333 Cedarpoint Court Amelia, Ohio 45102. Delta Business Group is the developer for Stillmeadow Golf Properties, LLC- 1 Stillmeadow Drive Cincinnati, Ohio 45245. Delta Business Group is requesting a zone change of 34 acres of parcel #282808D015 from Resort/Recreational District (RR) to a Planned Unit Development-Residential District (PUD-R).

The proposed development would have 68 single family dwellings on the 34 acres. The open space for this development would be 40% which meets the required 35% open space in the Pierce Township PUD regulations. Lot sizes run from 7,500 Sq. Ft. to 25,111 Sq. Ft. the required lot size is 10,500 Sq. Ft. Lots 1,9,10,11,12,16,17,18,23,24,25,26,27,28,29,30,31,34,35,36,37,38,39,40,41,42,45,46,47,49,50,51,52,53,and 56 will all need waivers since they do not meet the required lot size. Lots 8, 9,19,20,21,22,43,44 and 45 will need waivers since they do not meet the required 60 Ft. lot width. Inverness Homes will be the builder for this development with a variety of homes that start in the \$250,000 range and go up. The developers have discussed placing a park across from the golf course club house and would be working with Pierce Township Staff on the development of the park. The developers have also discussed in previous meetings that there will be a Home Owners Association for this development. As of now, no further information has been forwarded to Pierce Township regarding the HOA.

This proposed development was heard at the Clermont County Planning Commission meeting on October 23, 2018. I have attached a copy of their findings to this report. Included in the attachment is a report from John McManus at the Clermont County Soil & Water Department for your information. At the October 23, 2018 meeting the Clermont County Planning Commission voted to recommend denial of this development.

PRESENTATION FROM DELTA BUSINESS GROUP

Mark Jaehnen and Tim Connor, Delta Business Group presented the concept plan for Stillmeadow Golf Properties and spoke about the Clermont County Planning Commission staff report. Mr. Jaehnen introduced Joe Cook – GEO Tech from CSI. Mr. Cook spoke about the soil samples taken from the property, conditions of the land, and how they are working with the developer and engineering firm on the development.

PUBLIC COMMENT

John Miller, Nicklaus Court

1. Drainage
2. Location of detention basin
3. Lot 57/58
4. Building of road
5. Survey on lot 2/3
6. Elevation of the dam

Jo Miller, Nicklaus Court

1. Too many waivers
2. Bridge over creek
3. Drainage
4. Maintains of dam
5. Change of slope
6. Climate change
7. Retention pond

Kirk Schaefer, Castlebay

1. Concern with process of zone change
2. Run off issues
3. Waivers
4. Protection of Natural Resources
5. Greenspace

Lois, Winged Foot Way

1. Process not working
2. Paperwork not accurate
3. Developer needs to go back the Clermont County Planning Commission with revisions

BOARD DISCUSSION

Board discussed accuracy of documents provided for development, updating documents, Clermont County Planning Commission staff report, Clermont County Soil & Water Conservation staff report, type of development, and developer paying Kleingers to review the data and provide a written report.

MOTION

Mr. Stitt made a motion, seconded by Ms. Rebori to continue Public Hearing on case ZC2018-002 Stillmeadow Golf Properties with conditions that Developer will work with staff, attorney, and Township Engineering firm group; require developer pay engineering fee for our Engineering Group to review development data, that of Soil & Water, and decision on suitability of building certain lots with regard to slope and dam, Developer to supply written report 72 hours before meeting. Roll call on motion: Mr. Stitt, yea; Mr. Houston, nay; Ms. Rebori, yea; Mr. Shadwell, yea; and Mr. Schuler, yea.

ATTESTED;

The foregoing minutes were approved by the Pierce Township Zoning Commission on December 11, 2018:

Dick Schuler, Chair
Pierce Township Zoning Commission

Date