

Pierce Township Trustees  
Public Hearing Meeting  
Special Meeting  
Zoom Videoconference  
March 30, 2021

The Board of Trustees of Pierce Township, Clermont County, Ohio met in a Public Hearing Meeting for the purpose of to discuss an application ZC2021-001, to approve/ deny/ approve with conditions the request by D. R. Horton (on behalf of owner Glen Mary Development, LLC) to consider a request for major amendment to the Glen Mary Development Plan, Pierce Township, Ohio at 6:30p.m., Tuesday, March 30, 2021 at the Pierce Township Administration Building, 950 Locust Corner Road via video conference.

**CALL TO ORDER:**

Chairman Freeman called the meeting to order. Chairman Allen Freeman, Trustee Nicholas Kelly and Trustee Pete Kambelos present at roll call. In addition, present Administrator Loretta Rokey, Planning & Zoning Administrator Eddie McCarthy, Fire Chief Craig Wright and Fiscal Officer Debbie Schwey.

**PLEDGE OF ALLEGIANCE:**

Trustee Kelly led everyone in the pledge of allegiance.

**INSTRUCTIONS FROM THE CHAIR:**

Anyone who wishes to speak during this Public Hearing must be sworn in. The public allowed to speak at the appropriate time during this hearing.

Administrator Rokey and Planning & Zoning Administrator McCarthy were both sworn in.

**OPEN PUBLIC HEARING:**

Planning & Zoning Administrator McCarthy presented to the Board an application to convert the present ninety-six (96) landminium unit section to fifty-six (56) single family homes. (attached plan)

**DISCUSSION BY TRUSTEES:**

Discussion by the Trustees referring to the 15 conditions and Draft PUD Agreement as presented by the Zoning Commission. (attached list)

**PUBLIC COMMENT:**

Mr. Richard Paolo and Mr. Joe Farruggia, representative of Glen Mary Development LLC, Mr. Doug Smith from McGill & Smith were sworn in.

Discussion regarding set back, larger lots. The Glen Mary Development LLC. agreed with the 15 conditions as presented.

Mrs. Renee Gerber was sworn in.

Mrs. Gerber asked about the pond or catch basin, public use of the park area and if this is a normal thing with amendments being made 4 times. Also Mrs. Gerber asked about picnic tables and grills being made available to the general public or just for residents of the development.

Mr. Smith stated this is a pond, and is not normal but with the circumstances of the village being dissolved. Also, the park area is not open for the public because the Home Owners Associations is in charge of this area.

**MOTION TO CLOSE PUBLIC HEARING:**

Trustee Kambelos made the motion to close the public hearing at 7:00p.m., seconded by Trustee Kelly. Roll call: All aye.

**DELIBERATION AND RECOMMENDATION OF THE TRUSTEES:**

Planning & Zoning Administrator McCarthy read the planning commissions and zoning commission's recommendations. Mr. Kambelos motion to affirm the commissions recommendation(s). Seconded by Trustee Kelly. Roll call: All aye.

Trustee Kelly made the motion directing the staff to draft a resolution excepting recommendations of the planning & zoning commission and zoning commission contingent upon additional recommendations being in the final PUD Agreement. Seconded by Trustee Kambelos. Roll call: All aye.

**OTHER BUSINESS:**

No other business.

**PUBLIC COMMENT/OPEN FLOOR DISCUSSION:**

Discussed by the Trustees to move the meetings back to the townhall. No decision made.

**ADJOURNMENT:**

Trustee Kambelos made the motion to adjourn the meeting, seconded by Trustee Kelly at 7:30p.m. Roll call: All aye.

Attested:

The Pierce Township approved the forgoing minutes of the Board of Trustees on:  
February 10, 2021

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Chairman Allen Freeman, Pierce Township Board of Trustees

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Debbie Schwey, Pierce Township Fiscal Officer