

BOARD OF TRUSTEES
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M. Tim Williams



950 Locust Corner Road
Cincinnati, Ohio 45245

(513) 752.6262
Fax # (513) 752.8981
www.piercetownship.org

PIERCE TOWNSHIP ZONING COMMISSION
Regular Meeting
6:00pm
Tuesday June 6, 2023

AGENDA

I. Call to Order: Donna Cann, Chair of Zoning Commission

1. Roll Call: Mr. Schuler _____ Mr. Stitt _____ Ms. Benzing _____ Ms. Cann _____ Ms. Frede
_____ Ms. Neal _____ Mr. Bergman _____
2. Pledge of Allegiance
3. Approval of Meeting Minutes: May 15, 2023

II. New Business:

1. ZC2023-004 – A motion to initiate a Zoning Text Amendment regarding Storage, Hotels/Motels, Automotive and Fast-Food Uses in Pierce Township

III. Additional Business:

IV. Motion to adjourn:

V. Meeting adjourned at:

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Zoning Commission
Regular Meeting and Public Hearing Minutes
May 15, 2023
6:00 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in a Regular Meeting and Public Hearing at 6:00 p.m., on Monday, May 15, 2023, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE

Chair Donna Cann called the meeting to order. Board members present: Mr. Dick Schuler, Ms. Catherine Neal, Ms. Donna Cann, Ms. Susan Frede, and Mr. Steven Bergman. Board members absent: Ms. Bev Benzing, Mr. Jeff Stitt. Personnel who were also present: Mr. Eddie McCarthy, Director of Community Development and Planning.

Chair Donna Cann led the meeting in the Pledge of Allegiance.

APPROVAL OF MINUTES

Ms. Frede made a motion to approve the April 4, 2023 meeting minutes, seconded by Ms. Neal. Roll call on motion: Mr. Schuler, yea; Ms. Cann, yea; Ms. Frede, yea; Ms. Neal, yea. Mr. Bergman, yea.

NEW BUSINESS – ZC2023-005 Application to Recommend Adoption of the 2023 Pierce Township Land Use Plan and Replace the 2013 Pierce Township Land Use Plan and Village Comprehensive Plan (Amelia).

Mr. McCarthy gave a presentation regarding the 2023 Land Use Plan and summarized the major points of the Land Use Plan including the description of the Township, statistics, vision and guiding principles, implementation, Population and Housing, Land Use, Economic Development, Public Services, Preservation, and the Future Land Use Map. Ms. Neal discussed the 2-acre minimum regarding lot sizes with Mr. McCarthy.

PUBLIC COMMENT

Mr. Fankhauser, of Nine Mile Road, discussed what Land Use means for the Township in terms of long-term conservation, and provided a list of concerns to the Commission.

Ms. Tyminski, of Hopper Hill Road, discussed concerns for the Land Use Plan regarding the Hopper Hill Road zoning, and the 2-acre lot minimum for the Rural Residential overlay.

Mr. Flaherty, of Cardinal Engineering, discussed conservation difficulties with bigger overall lots with developments. Mr. McCarthy clarified the lot sizes for cluster subdivision developments in comparison to the 2-acre minimum recommendation under consideration.

Mr. Neukam, of Jenny Lind Road, discussed his support for the 2-acre minimum, as well as concerns for working with other neighboring Townships to follow in meeting the same standards of the Land Use Plan.

Mr. Huesman, of Nine Mile Road spoke regarding concerns for his property and restrictions imposed from the Land Use Plan.

Ms. Klausterman, of Nine Mile Road, had questions regarding the zoning of specific properties, and asked for understanding regarding the 2-acre minimum. Mr. McCarthy explained that the 2-acre minimum is proposed to help facilitate high quality development and maintain the rural nature of areas of the Township without utilities and/or difficult terrain. Ms. Klausterman also expressed interest in continuing to preserve green space instead of overdeveloping properties.

Ms. Frede made a motion to close the public hearing, seconded by Ms. Neal. Roll call on motion, Mr. Schuler, yea; Ms. Cann, yea; Ms. Frede, yea; Ms. Neal, yea. Mr. Bergman, yea.

The Board discussed the Land Use Plan before making a decision upon moving forward.

Mr. Bergman made a motion to accept staff's recommendation and recommend the Board of Trustees approve the Land Use Plan, seconded by Mr. Schuler. Roll call on motion, Mr. Schuler, yea; Ms. Cann, yea; Ms. Frede, yea; Ms. Neal, yea. Mr. Bergman, yea.

ADJOURNMENT

At 7:25 p.m., Ms. Frede made a motion, seconded by Ms. Neal that the meeting be adjourned. Roll call on motion: All aye.

Donna Cann, Chair
Pierce Township Zoning Commission

Date

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June 6, 2023

Zoning Commission
950 Locust Corner Road
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RE: Text Amendments on Select Uses

Based upon feedback received in the 2022-2023 Land Use Plan Survey, it has come to staff's attention that there are various uses that many in the community would like to de-emphasize. When asked: *What new businesses and commercial uses should Pierce Township promote? (Select all that apply)*. The following uses received favorability responses of 5% or less.

Fast Food Restaurants	5%
Auto Services (Repair, Washing, Gas Stations)	3%
AirBnB Style Lodging	2%
Storage	1%
Auto Sales	1%

The Board of Trustees then passed a temporary moratorium on December 28, 2022 (Resolution 2022-059) *regarding Storage and Auto Services (including auto body repair, fuel services, sales and rental, service and repair, washing facilities, and wrecking/salvage/junk facilities)* for a period of 8 months until regulations can be put in place to craft regulations that adequately reflect the community's vision for the future.

The enclosed research details the staff recommended modifications to accomplish the following:

- De-emphasize undesirable uses along the commercial corridor
- Add front yard landscaping requirements to new commercial uses
- Update the use conditions (Primarily screening and landscaping) for de-emphasized uses
- Clarify the difference between a small hotel (5 rooms or fewer) and larger establishments
- Drive-thrus are required to be reviewed by the Conditional Use Permit (CUP) process
- Bed and Breakfasts in the SFR changed from Permitted to CUP and 5 person limit changed to 5 rooms

Request: A motion to initiate a Zoning Text Amendment regarding Storage, Hotels/Motels, Automotive and Fast-Food Uses in Pierce Township

Regards,

Eddie McCarthy, Director of Community Development and Planning

Use Table Modifications

Use	Current Permitted	Current Unpermitted	Current Conditional Use	Proposed Permitted	Proposed Conditional Use	Proposed Unpermitted
Storage	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Warehousing	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Wholesale Commercial	AS, AI, I	AN, NB, GB		AI, I		AS, AN, NB, GB
Auto Body Repair	AI, I	AN, NB	AS, GB		AI, I	AS, AN, NB, GB
Wrecking/Salvage/Junk	I	AN, AS, NB, GB	AI		AI, I	AS, AN, NB, GB
Auto Service and Repair	AI, I	AN, NB	AS, GB		AS, GB, AI, I	AN, NB
Auto Washing Facilities	AI, I	AN, AI, NB	AS, GB		AS, GB	AN, AI, NB, I
Auto Sales/Rental	I	AN, AI, NB	AS, GB		AS, GB	AN, AI, NB, I
Auto Fuel Sales	I	AN, AI, NB	AS, GB		AS, AI, I, GB	AN, NB
Contractor or Construction Sales and Rental (remove redundancy)	AS, AI, I	AN, NB, GB		AI, I	AS	AN, NB, GB
Construction Contractor	REMOVE	REMOVE	REMOVE	REMOVE	REMOVE	REMOVE
Distillery/Brewery						DO
Hotels/Motels	GB, I	NB, AI	AN		GB, AS, AN, NB	I, AI
Bed and Breakfast (Only SFR Analyzed)	SFR				SFR	

Amelia Neighborhood Business (AN)

Amelia Suburban Business (AS)

Amelia Industrial (AI)

Neighborhood Business (NB)

General Business (GB)

Industrial (I)

Single Family Residential (SFR)

Use Conditions

Use Conditions	
Storage	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Warehousing	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Wholesale Commercial	
Auto Body Repair	A. All repairs shall and work shall be performed within a fully enclosed building B. Vehicles awaiting repair or that have been repaired may not be stored on site for longer than thirty (30) days C. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Wrecking/Salvage/Junk	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement
Auto Service and Repair	A. All repairs shall and work shall be performed within a fully enclosed building B. Vehicles awaiting repair or that have been repaired may not be stored on site for longer than thirty (30) days
Auto Washing Facilities	
Auto Sales/Rental	A. Buffer areas between the ROW and outdoor vehicle display(s) shall incorporate 3' tall decorative stone/masonry/brick wall(s) along 40% of the required buffer length. Decoarative walls shall not obstruct visibility for entering or existing the site
Auto Fuel Sales	A. Gasoline canopies must be sited secondarily to the primary structure on site and be designed in a manner to create a strong association with the primary building. B. Columns should be primarily masonry and the rooflines should be pitched in a manner similar to the primary building (6/12 pitch or steeper). C. Buffer areas between the fuel pumps and the ROW shall incorporate 3' tall decorative stone/masonry/brick wall(s) along 40% of the required buffer length. Decoarative walls shall not obstruct visibility for entering or existing the site
	D. Businesses employed in the sale of gasoline fuel(s) shall maintain a minimum setback of 550' from all residentially zoned property and/or residential uses, schools and daycares, as measured from the vent piping
Contractor or Construction Sales and Rental	A. All outdoor storage areas shall be enclosed with a 6' tall fully opaque privacy fence; chainlink fences shall not be used to satisfy this requirement

Hotels/Motels	<p>1) Hotels and motels with greater than 5 boarding rooms may be operated in the applicable zoning district provided the property line is set back a minimum of 300 feet from educational facilities, public parks, religious places of worship, and residential zoning districts.</p> <p>2) Hotels and motels shall comply with the following:</p> <p>(a) The sanitary regulations of the Clermont County General Health District, the regulations of the building code, and any other regulation required by law.</p> <p>(b) The lot required for hotels-motels with greater than 5 rooms shall have a minimum lot area of 40,000 square feet and the buildings and structures shall not occupy, in aggregate, more than 25 percent of the lot area.</p> <p>(c) Each sleeping unit shall have a minimum floor area of 150 square feet.</p> <p>(d) All areas used for automotive access and parking shall comply with the applicable provisions of this resolution.</p> <p>(e) All areas not used for access, parking, circulation, buildings, and service, shall be completely and permanently landscaped.</p> <p>(f) The entire site shall be maintained in a neat and orderly condition.</p> <p>3) Any enlargement or extension of an existing hotel or motel shall require application for a zoning permit as if it were a new establishment. No enlargement or extension to any hotel or motel shall be permitted unless the existing one is brought into substantial conformance with all the requirements for hotels and motels as established in this section.</p>
Hotel/Motel Definition	Hotel or Motel A building in which lodging, with or without meals, is offered for compensation and in which there are accommodations. for more than five boarders.
Bed and Breakfast	The maximum occupancy for boarders shall be for up to five persons rooms , excluding any residents or family members of the residence

Landscaping

Landscaping (Front Yard)		Commercial/Industrial Street Side Plantings
Street Trees		One canopy tree per every 50 linear feet of street length, including driveway cuts, shall be provided. If trees are not permitted in the ROW due to utilities or other restrictions, the requirement may be modified to be met via the planting of the front yard buffer trees planted as an adjacent streetscape buffer outside of the ROW
Vegetative Cover		A vegetative live ground cover shall be used on all landscaped areas except mulched planting beds
Front Yard Required		15' yard width minimum, 1 Canopy Tree and 10 shrubs per 50 linear feet
Foundation Plantings		Planting shall be within planting beds at least 5' in width. Primary materials shall be shrubs and ornamental grasses that cover at least (75%) of the planting area
Maintenance		All landscaping placed in the ROW is to be secured by a maintenance agreement to be recorded with the County Recorder
Review		The Zoning Commission may approve variations in the landscape plan if it is determined that the spirit and intent of the Resolution and Land Use Plans are better served

**Non-Residential Accessory
Uses**

Adjust
20.36

Use	Current Permitted	Current Unpermitted	Current Conditional Use	Proposed Permitted	Proposed Unpermitted	Proposed Accessory CUP
Drive Thrus	AS, API, AI, NB, GB		AN			AN, AS, API, AI, NB, GB

Site Reviews

Architectural Design Standards for Nonresidential Buildings (Reviews)	9.03 C) 2)	The Zoning Inspector may choose to send the application to the Zoning Commission at their next regularly scheduled meeting for review and an administrative determination of compliance with these architectural standards and site layout.
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