PIERCE Township

950 Locust Corner Road
Cincinnati, Ohio 45245

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PIERCE TOWNSHIP ZONING COMMISSION
Regular Meeting and Public Hearing
6:00pm
MONDAY May 15, 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: April 4, 2023

II. New Business:

1. ZC2023-005 - An application to recommend adoption of the 2023 Pierce Township Land Use Plan and replacement of the 2013 Pierce Township Land Use Plan and Village Comprehensive Plan (Amelia)

a. Staff presentation
b. Discussion by the Zoning Commission
c. Open Public Comment
d. Motion to Close (or Continue) Public Hearing
e. Deliberation by the Zoning Commission
f. Motion(s) for consideration to:
- Recommend approval
- Recommend approval with modifications
- Recommend denial

III. Additional Business:

IV. Motion to adjourn:

V. Meeting adjourned at:

BOARD OF TRUSTEES
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Zoning Commission
Regular Meeting Minutes
April 4, 2023
6:00 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in a Regular Meeting at 6:00 p.m., on Tuesday, April 4, 2023, at the Pierce Township Administration Building, 950 Locust Corner Road.

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE

Chair Donna Cann led the meeting in the 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. Jeff Stitt. Board members absent: Ms. Bev Benzing, Mr. Steven Bergman. Personnel who were also present: Mr. Eddie McCarthy, Director of Community Development and Planning.

APPROVAL OF MINUTES

Mr. Stitt made a motion to approve the March 7, 2023 meeting minutes, seconded by Mr. Schuler. Roll call on motion: Ms. Neal, yea; Ms. Cann, yea; Ms. Frede, yea; Mr. Schuler, yea. Mr. Stitt, yea.

NEW BUSINESS – Review of Draft Land Use Plan and Implementation Memorandum

Mr. McCarthy held a discussion with the Zoning Commission regarding the Implementation Memorandum for the Draft Land Use Plan. The goal of the discussion was to simplify the goals and principles of the Draft Land Use Plan, and show how those principles would be implemented going forward. The main topics discussed included the Rural & Suburban needs of the Township, 2-acre minimum lot sizes, Commercial property and business owner outreach/Property Maintenance, Roadway Improvements, Public Input, and Natural Space Preservation in the Township. Staff explained that they would reach out to the Clermont County Health Department for further clarification on the minimum lot sizes for septic systems.

ADDITIONAL BUSINESS

The May 2, 2023 Zoning Commission Meeting was rescheduled for May 15, 2023 at 6:00pm.

PUBLIC COMMENT

Ms. Brenda Tyminski, of Hopper Hill discussed concerns for her property being rezoned without her approval. Mr. McCarthy explained that the Land Use Plan acts as a guide and that the Township is required to follow the Ohio Revised Code public notification requirements. Staff is also committed, per the memorandum to go above and beyond in attempting to communicate with and involve property owners in zoning changes.

ADJOURNMENT

At 7:22 p.m., Mr. Stitt made a motion, seconded by Mr. Schuler that the meeting be adjourned. Roll call on motion: All aye.

_____ _____

Donna Cann, Chair Date
Pierce Township Zoning Commission

Pierce Township
Zoning Commission
May 15, 2023
Case Number: ZC2023-005

2023 Pierce Township Land Use Plan

To: Pierce Township Zoning Commission

From: Pierce Township Department of Community Development and Planning

Subject: Public hearing and recommendation regarding the 2023 Pierce Township Land Use Plan

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Request:

Conduct a public hearing and:

1) Recommend the Board of Trustees adopt an approval Resolution certifying the 2023 Pierce Township Land Use Plan and replacing the 2013 Pierce Township Land Use Plan and Village Comprehensive Plan (Amelia)

Overview Analysis:

The 2023 Pierce Township Land Use Plan Update was commissioned and the Land Use Committee established by the Board of Trustees in January 2022, in an effort to both update the 2013 Land Use Plan and incorporate the former Village of Amelia into the Township's full regulatory framework.

The Land Use Committee held a total of 14 meetings, in addition to 2 Open House meetings with the community, a Board of Trustees – Zoning Commission Joint Work Session open to the public, a 2 week community survey and numerous social media engagements.

Over the course of the process, the Land Use Committee reviewed and synthesized Census, OKI and other data to establish Existing Conditions, evaluate trends and formulate initial concerns/opportunities and findings. The data and findings were displayed to the community and feedback solicited to help the Committee and staff formulate an implementation plan, goals and vision.

Based upon the Committee's findings and synthesis of information, the Future Land Use Map and Implementation of the draft Vision and Goals were formulated.

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The following sections provide a summary of the key impacts to be achieved.

Vision & Guiding Principles *The following provide a general framework of the community's values. The vision and guiding principles should be reflected in new developments proposed in the Township.*

Vision: The Township will continue to be a naturally picturesque community of high quality neighborhoods that offers a seamless blend of Town and Country, with a greater emphasis on localism, pedestrian activity and recreation

Guiding Principles:

- **Community Focused Commercial Development –** *Commercial development should be focused in key nodes (potential town center areas) that blend residential, commercial and public gathering spaces*

- **Residential and Natural Space Cohesion** - *Emphasize the Township's place as a blended suburban-rural community of predominantly single family homes. Residential areas should be designed in balance with natural space*

- **Recreation, Entertainment and Community Gathering –** *Emphasize public spaces for community events and points of community pride, as well as recreation*

- **Protect and Enhance Rural Character and Hillsides**

- **Manage Growth and Minimize Impacts**

- **Clean, Orderly and Charming**

- **Economic Resiliency**

- **Context Sensitivity**

- **Regional Cooperation**

Pierce Township
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Implementation & Key Takeaways

The follow are not all inclusive but rather represent major themes and approaches that will be the cornerstones for plan implementation.

Population and Housing

- Promotion of high quality single family neighborhoods that blend with nature and incorporate diverse styles and site designs
    - Promote the use of Residential Cluster Designs
    - Investigate larger minimum lots sizes for rural areas
- Promote home ownership and avoid multi-family development unless it is part of a mixed use development in a key node area

Land Use, Design and Economic Development

- Promote commercial development in key node areas that may be focal points for a future town center(s)
    - Pursue small area/design plans in key node areas
    - Encourage pedestrian style uses (Restaurants, entertainment, shopping) along the SR 125 corridor, particularly in node areas. De-emphasize undesirable uses and uses in areas without adequate infrastructure.
    - Encourage higher quality site and building designs and improved landscaping
    - Promote community gathering areas including both public and private gathering spaces for recreation and socializing
- Improve design/aesthetics and remove blight, particularly along the SR 125 Corridor
    - Explore and craft a property maintenance code
    - Utilize small area planning/design plans to establish architectural standards to promote themes and high quality development
- Diversify and improve the tax base
    - Craft an economic development plan
    - Work with property owners in key potential industrial/commercial areas to develop/redevelop sites
    - Establish a Business Retention and Expansion program for business in the Township

- Work with property owners and regional partners to obtain site readiness certification through JobsOhio, Duke Site readiness or similar for key sites
- Track tax delinquent and blighted site(s) to ensure they are activated to productive use
- Work with property and business owners to coordinate resources to improve facilities along the SR 125 Corridor

Transportation

- Proactively study roadways to determine necessary improvement
  - Thoroughfare and Access Management Plan
  - Study key roadways and intersections and pursue funding to improve safety/functionality
- Study key hike/bike linkages and partner with regional organizations to improve outdoor amenities and functionality
  - US Hwy 52 Corridor bike trail corridor improvements

Public Services

- Reduce blight and maintain and safe community
  - Enforce codes and regulations and consider establishing a property maintenance code
  - Partner with the Police Department to ensure Crime Prevention through Environmental Design (CPTED) are incorporated into the Zoning Resolution
- Encourage Development in areas with proper infrastructure and services
- Consider the cost of infrastructure and services on new developments
  - Develop a strategy for evaluating the public costs associated with new development

Natural Resources, Environment and Preservation

- Protect hillsides and natural areas and discourage development that adversely impacts natural assets
  - Consider the creation of resource protection overlays for critical natural assets, corridors and viewsheds

    - Develop a strategy for protecting critical resources on by right residential developments
    - Encourage larger minimum lot sizes in Rural Residential/Agricultural areas
- Preserve and enhance the historic character of the Township
    - Work with stakeholders to formulate policy to preserve and enhance significant structures and areas of the Township

Future Land Use Map (FLU)

The Future Land Use Map (FLU) provides a system guiding development to locations in the Township that are appropriate for Residential, Commercial and Industrial developments. The Pierce Township FLU has been crafted with the following principles in mind

- *The Township should remain generally single family suburban and rural in nature*
- *Commercial development should be focused in key node areas along the SR 125 Corridor and de-emphasized elsewhere*
- *Some commercial development can be appropriate elsewhere (in more rural areas) but it must be context sensitive and respect the rural nature of the community*
- *Industrial development is most appropriate in areas with existing infrastructure and that will not adversely impact residents*
- *Development in general, particularly more dense development is to be guided away from the rural center and southern sections of the Township where infrastructure and topographical limitations are present*

Prepared By: Eddie F. McCarthy, Planning and Zoning Administrator