

BOARD OF TRUSTEES
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**PIERCE TOWNSHIP BOARD OF TRUSTEES
PUBLIC HEARING**

**6:00pm
WEDNESDAY June 7, 2023**

AGENDA

I. Call to Order: Peter J. Kambelos, MD, Chair of Board of Trustees

1. Roll Call:
2. Pledge of Allegiance

II. Instructions from the Chair:

- Anyone who wishes to speak during this Public Hearing (applicant, staff, and the public) must be sworn in. We will allow the public to speak at the appropriate time during this hearing following receipt of the staff report, presentation and questions from the Trustees.
- Oath taken by all attendees and staff wishing to speak during this hearing.

III. New Business (Public Hearing):

1. ZC2023-005 – An application to consider adoption of the 2023 Pierce Township Land Use Plan, replacing the 2013 Pierce Township Land Use Plan and Village Comprehensive Plan (Amelia) and make a determination to approve/deny/modify based upon the recommendations from the Zoning Commission.
 - a. Staff presentation
 - b. Discussion by the Trustees
 - c. Open Public Comment
 - d. Motion to Close Public Hearing
 - e. Additional Discussion by the Commission
 - f. Motion to approve/deny/approve with modification(s) the application to adopt the 2023 Pierce Township Land Use Plan, replacing the 2013 Pierce Township Land Use Plan and Village Comprehensive Plan (Amelia)

IV. Additional Business:

V. Motion to adjourn:

VI. Meeting adjourned at:

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2023 Pierce Township Land Use Plan

To: Pierce Township Board of Trustees

From: Pierce Township Department of Community Development and Planning

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

Request:

Conduct a public hearing and:

- 1) Recommend the Board of Trustees adopt a Resolution accepting the Zoning Commissions recommendation to adopt the 2023 Pierce Township Land Use Plan and replacing the 2013 Pierce Township Land Use Plan and Village Comprehensive Plan (Amelia)

Accessory Components:

- Clerical notations including page numbering, dates and the table of contents are subject to update(s)
- Grammatical items may be addressed
- The executive summary and survey/data will be added as appendices

History:

- At their May 15th, 2023 public hearing, the Zoning Commission voted to recommend adoption of the 2023 Land Use Plan

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

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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. The Zoning Commission further held two (2) work sessions, including a session on January 3, 2023 and April 4, 2023.

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.

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**

Implementation & Key Takeaways

The following 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)

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- 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

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- 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*

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- *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, Director of Community Development and Planning