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PIERCE TOWNSHIP ZONING COMMISSION
Regular Meeting
6:00pm
Tuesday December 5, 2023

AGENDA

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

1. Roll Call: Mr. Schuler _____ Mr. Stitt _____ Ms. Benzing _____ Ms. Cann _____ Ms. Neal
_____ Mr. Bergman _____ Ms. Cannon _____
2. Pledge of Allegiance
3. Approval of Meeting Minutes: October 3, 2023
4. Welcome to the new Zoning Commissioner
5. Nomination & Selection of Chair and Vice Chair
 - a. Chair
 - b. Vice-Chair

II. New Business:

1. ZC2023-009 Continuing Education – A session discussing Zoning Base Districts and Zoning Overlays

III. Additional Business:

IV. Motion to adjourn:

V. Meeting adjourned at:

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Zoning Commission
Regular Meeting
October 3, 2023
6:00 p.m.

The Zoning Commission of Pierce Township, Clermont County, Ohio met in a Public Hearing at 6:00 p.m., on Tuesday, October 3, 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. Jeff Stitt, Mr. Dick Schuler, Mr. Bergman, Ms. Donna Cann, and Ms. Catherine Neal. Board members absent: Ms. Bev Benzing. 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 July 11, 2023 meeting minutes, seconded by Mr. Schuler. Roll call on motion: Ms. Neal; aye, Ms. Cann; aye, Mr. Stitt; aye, Mr. Schuler; aye, Mr. Bergman; aye.

NEW BUSINESS – ZC2023-007 A concept plan submittal for property located at 595 Davis Road, and a rezone from General Business (GB) to Planned Unit Development Residential (PUD-R).

Mr. McCarthy gave a presentation regarding the proposed zoning amendments for the property located at 595 Davis Road. Mr. McCarthy highlighted the development concept of 33 units, utilities, future land use designation, and further specifics regarding the details of the concept plan, Serenite Creek, submitted by Andy Jones and Shannon Lachenman of Brookstone Homes.

The applicants discussed the storm water detention facilities proposed on site, as well as the small roadways to allow more green space within the development.

Mr. Stitt discussed the detached garages for each unit being in the front yard, with immediate access from the streets. The applicants discussed the placement of the garages to maximize green space, and to allow the interior trail space at the center of the development.

Mr. Stitt made a point to highlight the difficulty of managing the Davis/Nine Mile intersection with increased traffic from the development, as well as another possible development next to the proposed concept. This also brought up the discussion regarding the logistics behind having school buses loading and unloading children inside the development.

ADJOURNMENT

At 6:52 p.m., Mr. Schuler 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

DRAFT