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PIERCE TOWNSHIP ZONING COMMISSION
Regular Meeting
6:00pm
Tuesday June 4, 2024
AGENDA

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

1. Roll Call: Mr. Schuler _____ Mr. Stitt _____ Ms. Benzing _____ Ms. Cann _____ Mr. Bergman _____ Ms. Cannon _____
2. Pledge of Allegiance
3. Approval of Meeting Minutes: April 5, 2024

II. New Business:

1. ZC2024-003 A site plan and architecture application within the Downtown Overlay(DO) to renovate a vacant structure and convert to a grocery store, located at 14 and 16 W Main St Pierce Township, Ohio 45102; submitted by applicant and owner(s) Sam Patel.

III. Additional Business:

IV. Motion to adjourn:

V. Meeting adjourned at:

Grocery Site Plan/Architecture

Summary: A plan submittal to remodel the former Dollar General Store and convert to a grocery store.

List of changes

- Removal of the structure @ 16 W Main and additional parking added
- Original awning removed from Dollar General (14 W Main)
- Paint structure
- Add a front door & 3 Awnings
- Add small planting strip (size?) adjacent to sidewalk (w/boxwoods) & 2 planter boxes in front of the renovated building
- Add a “pick-up” door w/pick up (3) parking spaces to the eastern side of bldg.

Applicant/Owner: Sam Patel

Property Location(s): 14 W Main St & 16 W Main

Lot Area: 1.34 Acres

Existing Zoning: Amelia Neighborhood Business (AN) – Downtown Overlay (DO)

Current Use: Vacant

Proposed Use: Grocery Store (7,000 sq.ft)

Parking Required: 28

Utilities:

Water/Sewer – Clermont County

Gas – Duke Energy

Electric – Duke Energy

Access:

Shared Drive Access onto Glen Mary Drive

Stormwater:

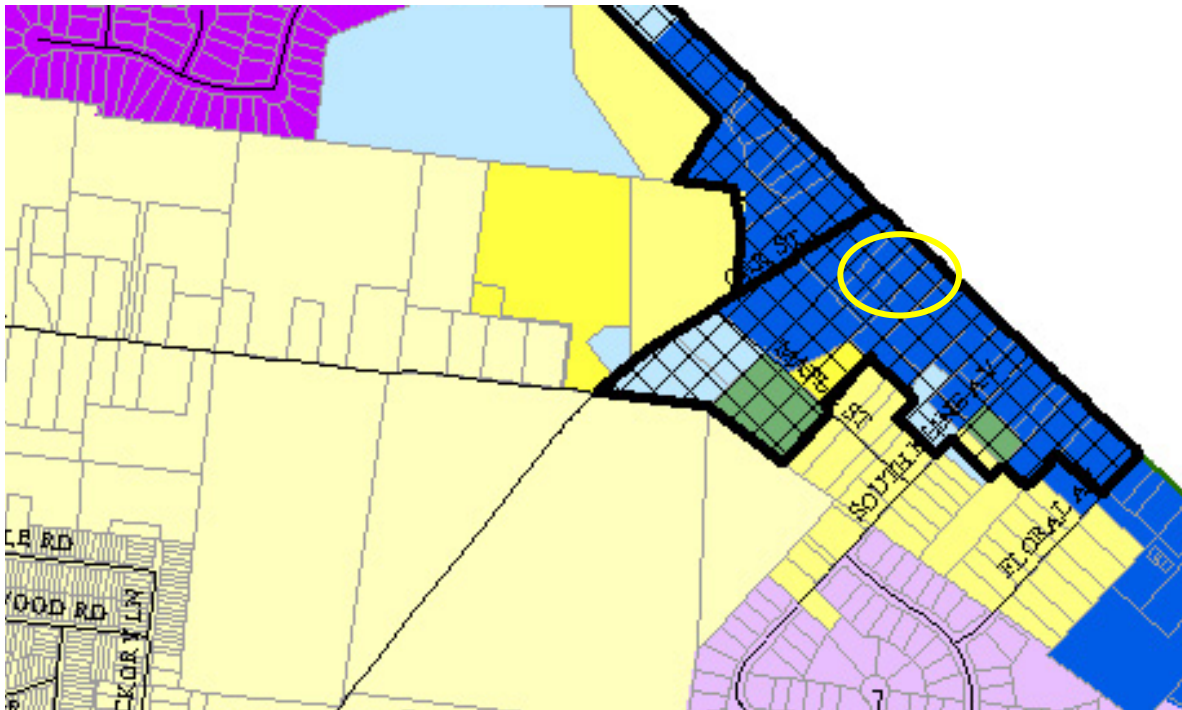
Existing. No additional impervious surface proposed

Action(s) Required:

- 1) The Zoning Commission shall review the development in accordance with all adopted plan documents and in accordance with the Downtown Overlay District's standards.

Prepared By: Eddie F. McCarthy, Director of Community Development and Planning

Amelia Neighborhood Business (AN) – Downtown Overlay



General Vicinity



Adjacent Use(s):

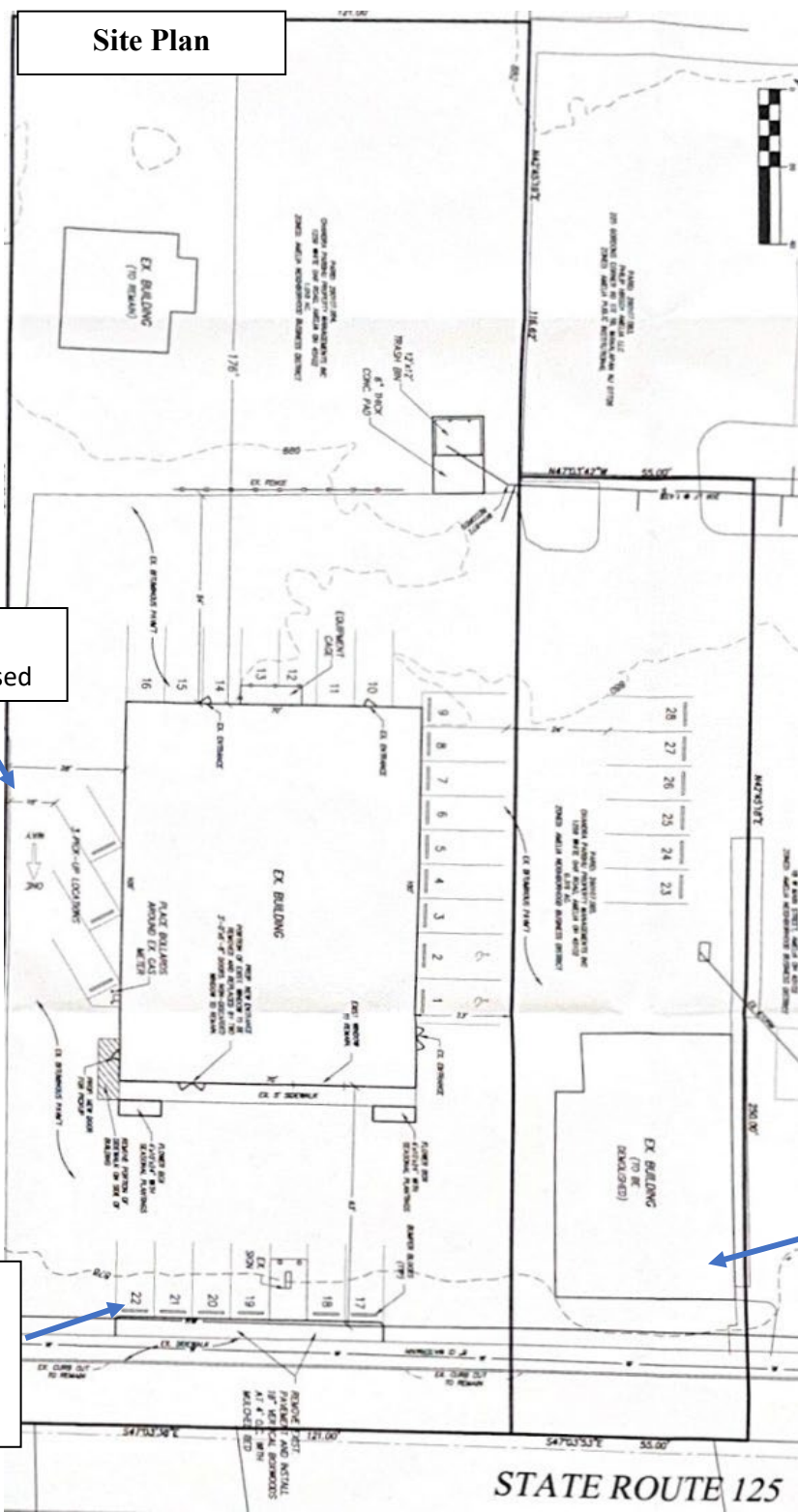
North: Batavia Township – Tattoo Shop/General Commercial

South: Residential Uses

East: Chase Bank

West: Key Bank/Post Office

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Drive aisle width needs to be revised

Remove Parking to increase sign visibility/increase landscaping

Bldg to be removed by Clermont County (Grant)/additional future parking

STATE ROUTE 125

Architecture & Context

Existing (view from SR 125 – Main)



Amelia Foot & Ankle (view to Southeast)



Chase Bank (East)



Proposed View from SR 125 (Main)



Lighting: Decorative lights to externally light the sign would add depth to the facade

Cornice: Needs to be thickened-ornamentation added

Awning(s): Paint black or darker grey

Paint: Slightly darker (rust/brown) may match neighboring sites

Proposed View(s): From East (Chase Bank)

Proposed View(s): From West (KeyBank)



Proposed Signage



Wall Sign:
Yellow/Red may not fit in with area aesthetic



Monument Sign: Pole not permitted. 6' height max. 32 sq. ft max area. Scrolling not permitted (8 second minimum)

Wall Sign: Only 1 wall sign permitted

Monument Sign/Parking:
Allowing parking adjacent to the sign will reduce sign visibility

Staff Analysis and Recommendation:

Land Use Plan(s):

The underlying Future Land Use designates the subject property as Suburban Commercial, within the Downtown Overlay (node Overlay). This indicates that a pedestrian focused development serving the walking public is prioritized over vehicular traffic and parking, along with high quality and context sensitive architecture was envisioned in the 2023 Land Use Plan.

- *Suburban Commercial: Land uses dedicated to commerce, including restaurants, retail, daycares, entertainment and similar uses that serve the community. These areas are intended to be walkable and prioritize serving pedestrians over vehicles. Some mixed use, including residential mixed use (6 Units/Acre) may be permitted in designated node areas, when built in conjunction with commercial uses and integrated seamlessly.*
- *Node Commercial: Specially designated areas with an emphasis on context specific designs, where a range of compatible uses are promoted.*

The proposal is a major step in the correct direction in removing blight and rejuvenating the core of the Amelia neighborhood. However, additional steps to address signage, architectural features, added landscaping and de-emphasis of parking in the front yard will bring the site further into compliance with the Land Use Plan and Resolution. The following is a listing of compliance and items in need of improvement.

Generally Compliant ~

A. Public Services (Goals/Policies/Actions)

Goal 1: Reduce blight and maintain a safe community

Goal 2: Encourage development in areas with proper infrastructure and services

B. Key Site(s)

6) DGRE Amelia Sites (290107.084.) The site consists of 2 parcels approximately 1.30 (ac) in area. 12 W Main is likely to be vacant in the coming months and 16 W Main appears underutilized. The sites either combined or separately appear to be strong candidates for redevelopment. These sites are appropriate for pedestrian oriented retail/restaurant(s). The front yard between the buildings and ROW should be utilized for pedestrian use (plaza, outdoor seating, sidewalk, landscaping) and

unimpeded by drive aisles, drive lanes etc. Parking and cross access eventually connecting Kline - Floral should be provided to the rear of the sites. The vicinity may be a candidate for a Special Improvement District (SID), in order to improve infrastructure, parking facilities et.al.

In Need of Improvement ~

A. Land Use, Design and Economic Development (Goals/Policies/Actions)

Goal 1: Promote commercial development in key nodes areas

Enhanced landscaping, buffering and lighting

Parking and drive aisles are to be to the rear of sites, while pedestrian connections are emphasized

Goal 2: Improve design

Goal 7. Promote high quality development

1.4 New development will respect and enhance the positive character of existing established areas and integrate seamlessly with pedestrian scale

General Review and Observation:

Layout:

- 1) The layout is logical however, parking in the front of the building should be removed, considering the two issues below:
 - a) Additional parking is proposed on 16 W Main st.
 - b) Additional greenspace/landscaping and outdoor seating in front of the building would provide greater benefit to the site and community and compliance with the Resolution and Land Use Plan

Traffic/Parking/Access

- 1) Parking front of the site should be removed for the following reasons:

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Zoning Commission
June 4, 2024
Case Number: ZC2024-003**

- a. Monument sign visibility is obstructed
 - b. Reduce cut through traffic across the front of the site
 - c. Compliance with Resolution/Land Use Plan – recommend side/rear parking. Activated outdoor seating, landscaping is more appropriate in front.
 - i. Additional parking on 16 W Main site reduces need for parking in front
- 2) Drive aisle adjacent to pick-up area is 13’ min per Resolution. Engineering confirmation for 11-12’ may be acceptable. Proposed 10’ is not compliant

Architecture/Signage

- 1) A slightly darker paint to match adjacent sites more closely may be a benefit
- 2) Awnings will blend more appropriately in black or dark grey
- 3) Decorative or similar external lighting on the building would be an added benefit
- 4) Decorative cornice at least 8” in width required

(a) Flat Roofs When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet façade plane.

Signage:

- 1) 1 Wall sign shall be removed
 - a. Color scheme for the wall sign should be discussed
- 2) The pole sign must be removed (only monument signs are permitted). 6’ height – 32 sq.ft max
 - a. LED/LCD not recommended

Staff Recommendation:

Based upon the Township Land Use Documents and Township Zoning Resolution (Site Plan Review Guidelines), staff recommends conditional approval with the following conditions:

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- 1) Applicant brings back options to correct:
 - a. Signage (Wall sign removed, Wall sign revised, pole sign replacement)
 - b. Paint
 - c. Cornice architecture
 - d. Awning paint
 - e. Wall lighting
- 2) Parking in front of site to be removed and placed on 16 W Main
- 3) Front yard buffer to be widened to (15') and 2 trees added along with the shrubs
- 4) Drive aisle adjacent to pick-up area must be 13' minimum per 11-04 Table. Confirm with engineer (acceptable minimum 12'?)
- 5) Restaurant use(s) will be reviewed when an operator is submitted

17.16: Development Review Procedures

1) Development reviews shall be in accordance with Article 3, except site plan reviews within the Downtown Overlay which shall also be reviewed and approved by the Zoning Commission. The Zoning Commission shall review the development in accordance with all adopted plan documents and in accordance with the Downtown Overlay District's standards.

3.04: Common Review Requirements

The requirements of this section shall apply to all development review applications and procedures subject to development review under this zoning resolution, unless otherwise stated.

H. The Zoning Commission may waive or vary regulations, excluding expressly prohibited use(s), when the following are found:

- 1) The waiver enables a proposal to better comply with adopted Township Planning Documents.
- 2) The health, safety and welfare of the community are protected and/or enhanced.

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PIERCE
Township

ZONING PERMIT

\$150
cash

950 Locust Corner Road
Cincinnati, Ohio 45245

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www.piercetownship.org

RECEIVED

APR 26 2024

Application No. OS 2970-2024

Date: 4/24/24

Applicant Name: Shailesh Patel

Address: 1259 White Oak Rd

Phone: 513-237-0583

City, State & Zip Code: Amelia, OH 45102

Email: supersanfoodmart@gmail.com

Parcel Address: 14 W Main St.

Parcel No. 290107-084.

City, State & Zip Code: Amelia, OH 45102

Parcel Owner Name (if different than applicant): Chanelra Parbhu Property Management Inc.

Parcel Owner Address (if different than applicant): 1259 White Oak Rd, Amelia, OH 45102

Current Zoning District: Amelia Neighborhood Business District Zoning Current Use (if any): Retail/Grocery Store

Type of Work (check applicable box): New Construction: Remodel/Expansion: Fence: Minor Lot Split

Signage: Change of Use: Accessory Structure (detached garage, shed, etc): Other:

Architect/Engineer: Carl Hartman

General Description of Work: Remodel Grocery Store / Retail

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 7000 Length: 100 ft. Width: 70 ft. Height: 15 ft.

2. Approx. Cost of Work: \$ 120,000. 3. Lot Size: 1.018 Acres sq. ft./acres

4. Setbacks from Property Lines: Front: 63 ft. Rear: 176 ft. Side: 28 ft. Side: 23 ft.

5. For Sign Applicants: A. Sign Type: _____
(e.g. ground mounted, pole mounted, wall mounted, etc.)

B. Size of Text/Graphics (within sign area): Total Sq. Ft.: _____ Length: _____ ft. Width: _____ ft.

C. Type of illumination (if any): _____

6. For Change of Use Applicants: A. Proposed new use: _____

B. No. of Employees: 10 C. No. of Office/Apartment Units: 0 (Please complete back page)

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.
8. Applications for Zoning Permits must include applicable documentation which may include one or more of the following:
 - a. A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.
 - b. A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.
 - c. Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.
9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolution, Zoning Map and Permit Fee schedule can be found online at: www.piercetownship.org (Go the Zoning Department page for links to the Resolution, Map and Fee Schedule).
10. As owner(s) of the property located at 14 W Main St. Amelia, OH 45102, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Pierce Township to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they are related to the application filed.

I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with the Pierce Township Zoning Resolution relating thereto.

Applicant Signature: Sheilesh M. Patel

Date: 4/24/2024

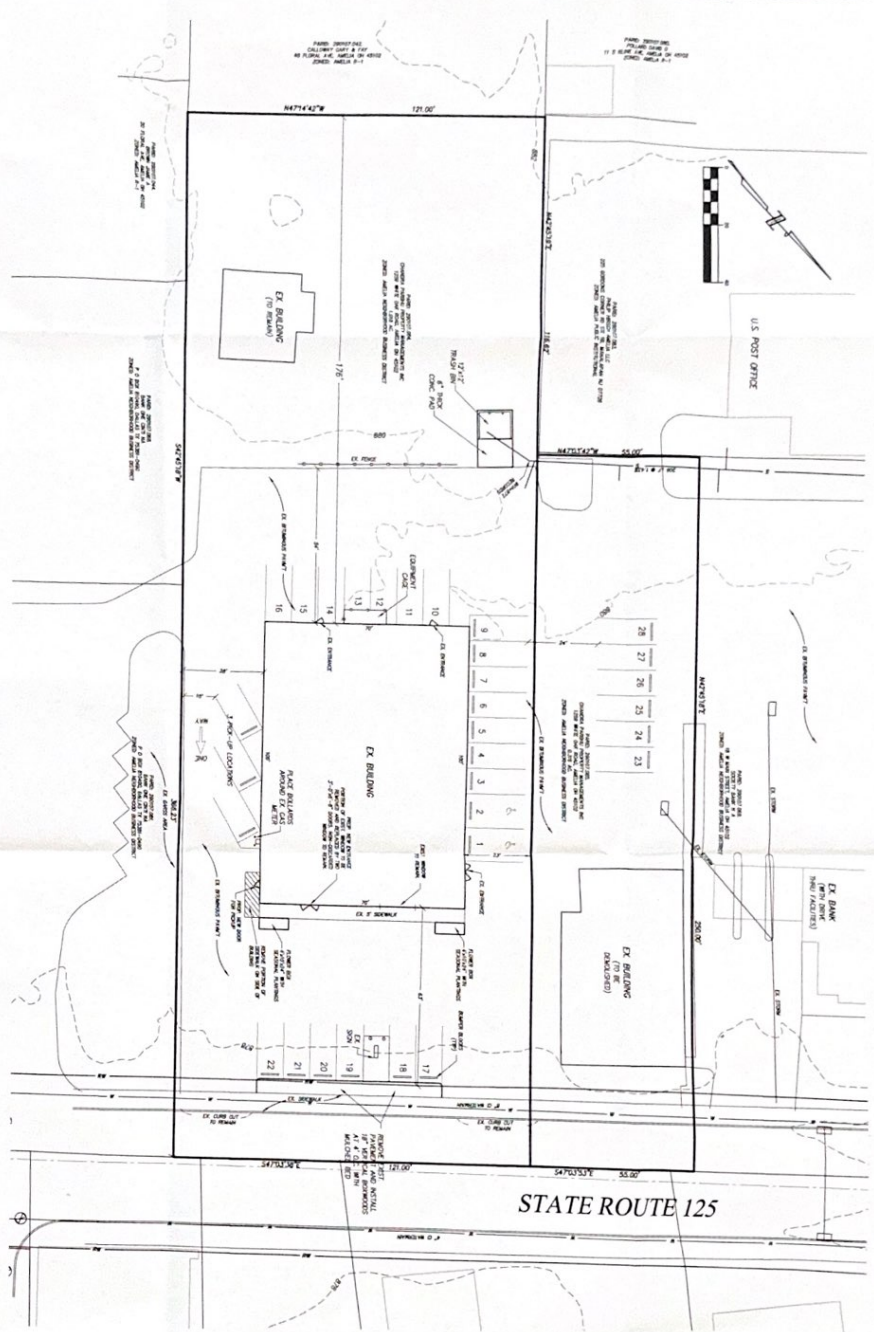
(FOR TOWNSHIP USE ONLY) #7512
 Fee Amount Paid: \$ 150.00 Date: 4-26-2024

After application review, a Zoning Permit is hereby: APPROVED DENIED OTHER

Comments/Conditions of Approval:

Reviewed by: _____ Date: _____

NOTE: DRIVING IS NOT EXEMPT FOR
 VISIT SERVICE NOT DEFINED.
 NO OTHER FACSIMILES OF RECORDS
 IN A 40 YEAR SEARCH OF RECORDS



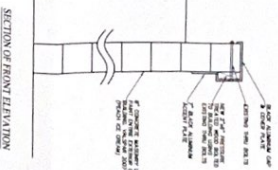
U.S. POST OFFICE

STATE ROUTE 125

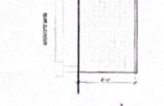
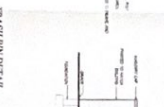


VICINITY MAP

- NOTES:
- 1. PARKING PROVIDED: 1. SPACED OUT OF BRACKETS - 28 SPACES.
 - 2. PARKING PROVIDED: 2. BRACKET & 28 CONVENTIONAL - 28 SPACES.
 - 3. NEW SIGN TO BE INSTALLED AT LOCATION OF PREVIOUS SIGN ADJACENT TO SECOND STREET FROM N.W. CORNER OF 14 W. MAIN ST. SEE CONSTRUCTION FIELD WORK SHEETS.
 - 4. SITE PLAN DEVELOPED FROM CLEMSON COUNTY GIS DATA FILED LIMITED FIELD WORK SHEETS.



SECTION OF FRONT ELEVATION
 MADE BY: [Signature]



OWNER:
 CHANDRA PARSHI PROPERTY MANagements INC
 1259 WHITE OAK ROAD
 AMELIA OH 45102

ENGINEER:
 C.G. HARTMAN
 3478 HOLLY RIDGE
 CINCINNATI, OHIO 45245



PROJECT:
 SUPER SAM #2
 SITE PLAN
 14 W. MAIN ST.
 (STATE ROUTE 125)
 PIERCE TOWNSHIP - CLEMSON COUNTY, OHIO

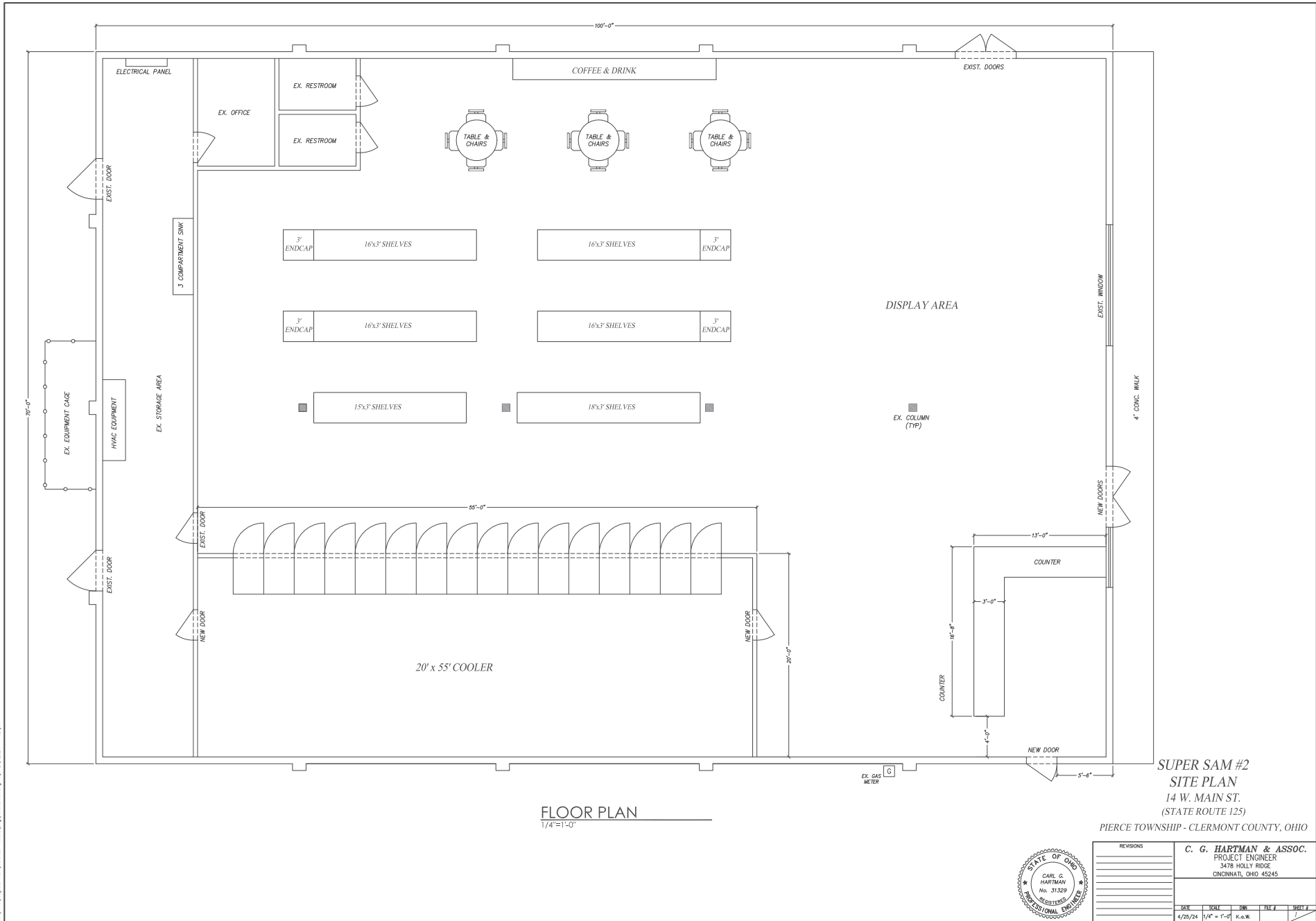
ENGINEER:
 C. G. HARTMAN & ASSOC.
 PROJECT ENGINEER
 CINCINNATI, OHIO 45245

DATE	DRAWN	SCALE	SHEET NO.	TOTAL SHEETS
3/27/24	JG	1" = 20'	4 of 4	4









FLOOR PLAN
1/4"=1'-0"

SUPER SAM #2
SITE PLAN
 14 W. MAIN ST.
 (STATE ROUTE 125)

PIERCE TOWNSHIP - CLERMONT COUNTY, OHIO



REVISIONS				
NO.	DATE	BY	CHK.	SHEET

C. G. HARTMAN & ASSOC.	
PROJECT ENGINEER	
3478 HOLLY RIDGE	
CINCINNATI, OHIO 45245	
DATE	SCALE
4/25/24	1/4" = 1'-0"

R:\14 W Main Project\14 W Main Project\14 W Main Project.dwg Apr 24, 2024 - 4:26pm

Improve site layouts and prioritize pedestrian design over vehicular design



Auto Uses



Kroger Gas Station Carmel, IN



Service Station Haymarket, VA

Promote:

- Convenience shop/customer entrance situated along the ROW
- Gas Pumps and service bays placed to the rear and set back from ROWs in general
- Architecture designed to fit or enhance the community aesthetic
- Paint patterns are muted
- Gasoline canopy has a pitched roof form and matches the convenience shop
- Bays and service areas are not visible from the ROW
- Priority is placed on the primary entrance creating an active storefront
- Use of landscape walls/landscaping to buffer pumps and service bays



Promote high quality building architecture



Promote:

- Natural and varied materials (Brick, Stone, Masonry)
- Front lit signage/exterior lights
- Active and transparent facades
- Use of bulkheads, transom windows, frieze, horizontal courses, display windows and similar traditional storefront design
- Traditional architecture rather than excessively modern
- Limit the use of non-neutral paint tones
- Landscaping for shade, along pedestrian pathways and parking areas
- Varied roof forms (Gabled, Hip etc)
- Facades varied via architecture and pedestrian ways etc at least every 40-50'
- Drive-thrus are buffered and do not disrupt pedestrian paths

Avoid:

- EIFS
- Internally lit signage
- Lack of buffering/landscaping
- Excess signage (incl.window)
- Prominent drive-thru(facing ROWs) that obstruct pedestrians
- Template corporate architecture
- Single use facility design
- Paint schemes that are ostentatious and out of character for the area

Applicability:

Architecture should be reviewed on a context sensitive basis, with care taken to respect and enhance existing areas

Small Scale Commercial



Promote high quality building architecture



Small Scale Commercial



Retail/Restaurant



Bank/Office



Promote high quality building architecture



Multi-Tenant Commercial and Mixed Use



bright MILS
Varied traditional facades, awning use, mixed building material, recessed storefront(s), pedestrian scaled, offers an alternative to template multi-tenant design. Avoidance of long expanses of unvaried facades



Shopping center with landscaping and varied storefronts fronting on wide pedestrian pathways



Vertically integrated mixed use with traditional storefront architecture



Avoid long expanses of uninterrupted and unvaried facades fronting on parking lots/drive aisles

Promote high quality building architecture

Large Retail & Mixed Use



Small Office



Promote high quality building architecture



Medium-Large Office



Office sites provide shade walking trail systems that link to the Township pedestrian network and serve as an amenity

Auto Uses



Auto Service Station



Gasoline Station

Promote high quality building architecture



Rural Commercial



- Suitable for Rural Commercial areas of the Township
- Outdoor seating
- Varied pitch roof forms and dormers
- Natural material (wood siding, cedar shake, stone) relates to rural aesthetic
- Paint blends with natural environment
- Priority on outdoor pedestrian leisure and mobility

Promote high quality building architecture



Signage



Monument Signage



Multi Tenant Signage



A-Frame Temporary Signage



Externally Illuminated Wall Sign