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Zoning Commission
Regular Meeting
Tuesday June 4, 2024
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, June 4, 2024, 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, Mr. Jeff Stitt, Ms. Donna Cann, and Ms. Kristin Cannon. 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 May 7, 2024 meeting minutes, seconded by Mr. Schuler. Roll call on motion: Ms. Cann, aye; Mr. Bergman, abstain; Ms. Cannon, aye; Mr. Schuler, aye; Mr. Stitt, aye; Motion Passes.

NEW BUSINESS - ZC2024-003 14 WEST MAIN STREET

Mr. McCarthy gave a staff report regarding 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. Mr. McCarthy discussed current progress made on the site regarding the new paint on the building, plans for architectural changes regarding awnings, and landscaping around the designated parking spaces.

The Board & Mr. McCarthy discussed the layout and design of the property, removal of the 16 W main Street Building, plans for ingress & egress, and the parking plan for future business use with the applicant's engineer, Mr. Carl Hartman. The Board also discussed considering outdoor seating in the front section of the property while also including a landscape buffer from State Route 125, and the proposed free-standing sign. Regarding all of these subjects, The Board recommended that a survey on the property is necessary in order to view these subjects more thoroughly, and to determine if there is an easement that exists on the property to allow traffic from the northwest side of the property through the Post Office and Bank access points.

Mr. Stitt made a motion to conditionally approve, with the applicant returning to The Board to address the following conditions;

- Signage (Wall and Freestanding to be revised) to match style of the Land Use Plan “Brothers Marketplace” externally illuminated signage
 - a. Waiver: Freestanding monument sign permitted up to 8’
 - b. Waiver: Wall sign (8X3) permitted on eastern façade above door
- Enter/Exit signage/markings as applicable will be designed to show the west curb cut as an entrance and eastern curb cut as an exit.
- Drive aisle in front of the building to be removed and replaced with planter(s) to prevent cut through traffic. Some parking may be permitted but is subject to review and must comply with the 30’ Row setback per 11-3 of the Resolution.
- 15’ deep grass and shrub (double row) landscape buffer to be installed in the front yard, along with planters/space for outdoor seating.
- Eastern side yard to be surveyed to determine compliance with the drive aisle dimensions. Parallel parking may be permitted lieu but must be shown on the plans

This motion was seconded by Mr. Bergman. Roll call on motion. Mr. Schuler, aye; Mr. Stitt, aye; Ms. Cannon, aye; Mr. Bergman; aye, Ms. Cann, aye. Motion passes.

ADDITIONAL BUSINESS

No additional Business

ADJOURNMENT

Mr. Stitt made a motion to close the meeting at 8:21pm, seconded by Mr. Schuler
Roll call on motion, all aye.

Donna Cann, Chair
Pierce Township Zoning Commission

Date