

**BOARD OF TRUSTEES**

Nicholas J. Kelly  
Allen M. Freeman  
Peter J. Kambelos, MD

**Fiscal Officer**

Debbie S. Schwey

**Administrator**

M. Tim Williams



950 Locust Corner Road  
Cincinnati, Ohio 45245

(513) 752.6262

Fax # (513) 752.8981

[www.piercetownship.org](http://www.piercetownship.org)

Pierce Township Board of Zoning Appeals Hearings  
950 Locust Corner Road  
June 11<sup>th</sup>, 2024  
5:30 pm  
**Agenda**

- I. Call to Order: Fred Heyse, BZA Chair
  - II. Roll Call: Mr. Motz \_\_\_\_\_ Mr. Sander \_\_\_\_\_ Mr. Holte \_\_\_\_\_ Mr. Lembke \_\_\_\_\_  
Mr. Neukam \_\_\_\_\_ Mr. Heyse \_\_\_\_\_ Mr. Buhr \_\_\_\_\_
  - III. Pledge of Allegiance
  - IV. Review and Approval of:
    - a. Hearing Minutes from May 21<sup>st</sup>, 2024
  - V. **Oath taken by all attendees and staff wishing to speak during these hearings**
    - a. Staff presentation
    - b. Applicant presentation
    - c. Discussion by the Board
    - d. Open public comment
    - e. Motion to close public comment
    - f. Additional discussion by the Board
    - g. Motion to approve/deny/approve with modification(s)
  - VI. New Business (Public Hearings):
    - 1) Case BZA2024-005: An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Educational Use(s) in the Amelia Neighborhood Business District (AN) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The site is located at 58 Main St Pierce Township, Ohio 45102, Parcel #290106.035 and has been submitted by the property owner, Keytri Realty, LLC.
  - VII. Other business:
  - VIII. Adjournment
- Next Meeting: as needed

**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

## **Conditional Use Permit: 58 Main St (JET Education)**

**Summary:** An application for one (1) Conditional Use Permit, per the Pierce Township Zoning Resolution, which requires Educational Use(s) in the Amelia Neighborhood Business District (AN) to obtain a Conditional Use Permit (CUP) in accordance with Article 3.09. The applicant is proposing to construct an educational and daycare institution with 70 students Pre-K - High School age.

**Owner:** KEYTRI REALTY LLC

**Applicant:** JET Education

**Property Location:** 58 Main St Pierce Township, Ohio 45102, Parcel #290106.035.

**Property Profile:**

**Acreage:** 1.08 acres

**Facility Size (Existing Quail Creek Office Building):** 20,000 sq. ft – Applicant to occupy (7,000 sq. ft)

**Current Use:** Accounting Office (2,000 sq. ft), remaining 18,000 sq. ft (Vacant)

**Zoning:** Amelia Neighborhood Business (AN)

**Land Use:** Commercial/Office

**Proposed Structure Use:** School and Daycare

**Parking:** 30

**Prepared By:** Eddie F. McCarthy, Director

**Action Required:** The BZA shall make a decision on the variance application in accordance with 3.09: Conditional Use Permits

Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005

# Aerial



**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

**Street View**



**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

**Staff has reviewed the proposal (5/14/2024 Plan Set) in accordance with 3.09 D).**

- 1) The proposed use is a conditional use as established under the provisions of district use regulations as set forth in the land use tables herein.

*Staff Comment: Compliant*

- 2) The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of the township land use plan or this zoning resolution.

*Staff Comment: Generally compliant with conditions.*

### ***Land Use, Design and Economic Development***

#### ***2. Improve design/aesthetics and remove blight***

- *Improve the aesthetics of the SR 125 Corridor including facades, landscaping, signage and streetscaping*

#### ***7. Promote high quality development***

*1.5 Encourage compatible use clusters and discourage incompatible uses*

*1.7 Monument signage and external illumination are preferred signage styles*

*Additional care to update the landscaping, parking and address traffic flow will bring the site into full compliance. The use is an excellent fit for the facility and vicinity and is a major step in revitalizing an underutilized commercial site. The site(s) proximity to Groh Park adds additional value as greater use of the township parks enables complementary use(s).*

- 3) The proposed use will be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.

*Staff Comment: Compliant*

- 4) The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.

*Staff Comment: Compliant*

- 5) The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or



**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services.

*Staff Comment: Compliant*

- 6) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

*Staff Comment: Compliant*

- 7) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

*Staff Comment: Compliant*

- 8) The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

*Staff Comment: It is recommended that the south entrance cut be used on the operational plan for entering on drop-off/pick up in order to prevent back ups onto Huntsman Trace and SR 125.*



**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

- 9) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

*Staff Comment: Sign is in poor condition*



- 10) When applicable, minimum standards for parking and loading shall be as required in the Vehicle Parking, Stacking and Loading Article of this zoning resolution as required under Article 11.

*Staff Comment:*

*Per American Structurepoint, Inc (Engineering)*

*“The anticipated trips shared by the applicant in the permit application show slightly lower numbers: a total of 45 vehicles during the AM Peak Hour (7:30-8:30) and 40 vehicles during the PM Peak Hour (2:30-3:30), compared to the ITE Manual. With the anticipated enrollment of 100 students in the near future, the additional traffic is not expected to impact the traffic operation along Huntsman Trce. Therefore, I don't believe a traffic impact study is currently required. However, I would advise the Township to include two conditions for the issuance of the Conditional Use Permit (CUP):*

- Seek clarification from the applicant on their strategy to circulate traffic within their site during drop-off and pick-up.*
- Add a clause stating that if the total number of students exceeds 150 (resulting in expected total trips exceeding 100), the applicant will be required to perform a traffic impact study to evaluate the impact on nearby intersections.”*

**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

*Additionally, it would be the applicant's responsibility to fix any congestion issues identified by the study for the permit to remain valid.*

- *The parking spaces in the southern section of the parking lot are overgrown with vegetation that will need to be removed. 30 spaces are dedicated to the use on site (which equals the number at their current site in Batavia).*
- *A debris pile is also present in the corner of the parking lot that needs to be removed.*
- *The dumpster should be placed in an area that will not obstruct traffic/parking and enclosed per **20.04 Required Trash Areas:***

*A. All commercial, industrial, and multi-family residential uses shall provide trash and/or garbage collection areas and such areas shall be enclosed by a fence or wall, six feet in height; if such area is not within an enclosed building or structure.*

*B. Such fence or wall shall be opaque and constructed of wood, brick, stone, aluminum, durable synthetic material or other masonry material(s), not including chain-link fencing.*

*C. The entry gate(s) to the trash area must be constructed with reinforced steel framing.*

*D. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Zoning Inspector shall be required.*





**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

11) Adequate Landscaping and screening is provided, as required under Article 10.

*Staff Comment: Shrubs/vegetation are overgrown and require maintenance. Additional vegetation would provide aesthetic benefit.*



12) When applicable, minimum standards for architectural or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply.

*Staff Comment: Compliant*

13) Any other supplementary requirements as prescribed by the board.

*Staff Comment: See staff recommendations*

### **Adjacent Uses and Impact**

**South:** Quail Creek Ventures Lot

*Impact Analysis: The proposed use should have minimal impact on this site. The site is heavily wooded and vacant.*

**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

**East:** East Cincy Yoga

*Impact Analysis: The proposed use should have minimal impact on this site.*

**North:** Hope Community Center (Batavia)

*Impact Analysis: The proposed use will not adversely impact the properties to the North.*

**West:** Dollar Tree

*Impact Analysis: No impact anticipated. Some additional traffic queuing may occur during peak hours but the impact is anticipated to be low.*

**Staff Recommendation and Board of Zoning Appeals Decision:**

**Staff recommends that the Board of Zoning Appeals consider conditional approval of the application in accordance with 3.09: Conditional Use Permit, contingent upon the following:**

1. Staggered drop-off and pick-up schedule is required in accordance with the May 13, 2024 proposal with the added condition that the southern entrance be used for vehicles entering for drop-off and pick-up.
2. The total number of students shall not exceed 100 in accordance with 20.24; if the capacity is proposed to exceed 150 (resulting in expected total trips exceeding 100), the applicant will be required return to the BZA, and perform a traffic impact study to evaluate the impact on nearby intersections. Additionally, it would be the applicant's responsibility to fix any congestion issues identified by the study for the permit to remain valid.
3. Landscaping along the building and in the parking lot shall be trimmed and maintained, and debris shall be removed to enable the use of southern parking spaces.
4. A tree and shrubs shall be planted in the parking lot landscape island adjacent to Huntsman Trace.
5. Must comply with 20.04 Required Trash Areas
6. Parking (30 spaces) may be monitored and staff may request the site return for review if additional parking or revision(s) are needed.
7. The applicant must comply with all federal, state and local regulations.

**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

**Determination(s):**

**C) Conditional Use Permit Procedure.**

1) Step 1 – Application

(a) The Board of Zoning Appeals shall hold a public hearing within a reasonable time after the receipt of the application.

2) Step 2 – Public Hearing

(a) Before holding the public hearing, notice of such hearing shall be given in one (1) or more newspapers of general circulation within the Township at least ten (10) days before the date of said hearing. The notice shall set forth the time and place of the public hearing, and the nature of the proposed Conditional Use.

(b) Before holding the public hearing, written notice of such hearing shall be mailed by the Chairman of the Board of Zoning Appeals or designee, by first class mail, at least ten (10) days before the day of the hearing to the parties in interest including the owners of property contiguous to and directly across the street from the applicant's property. The applicant shall provide a list of such property owners and one set of pre-addressed, letter size envelopes, provided with sufficient postage, which shall be used by the Board of Zoning Appeals' Secretary to notify property owners. The notice shall contain the same information as required of notices published in newspapers.

3) Step 3 - Decision

(a) Within a reasonable time after the hearing, the Board of Zoning Appeals shall either approve, approve with supplementary conditions, or disapprove the application as presented. If the Board of Zoning Appeals disapproves the application the applicant may seek relief through the Court of Common Pleas.

**D) General Standards Applicable to Consideration of Conditional Use Permit Applications.**

In reviewing the applications for conditional use permits, the Board of Zoning Appeals shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

- 14) The proposed use is a conditional use as established under the provisions of district use regulations as set forth in land use Table 19.02-01 and Table 19.04-01 herein.
- 15) The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of the township land use plan or this zoning resolution.
- 16) The proposed use will be designed, constructed, operated, and maintained in a manner harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the same area.
- 17) The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.
- 18) The proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services.
- 19) The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- 20) The proposed use will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- 21) The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- 22) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 23) When applicable, minimum standards for parking and loading shall be as required in the Vehicle Parking, Stacking and Loading Article of this zoning resolution as required under Article 11.
- 24) Adequate Landscaping and screening is provided, as required under Article 10.
- 25) When applicable, minimum standards for architectural or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply.
- 26) Any other supplementary requirements as prescribed by the board.



**Pierce Township  
Board of Zoning Appeals  
June 11, 2024  
Case Number: BZA2024-005**

E) Expiration of Conditional Uses.

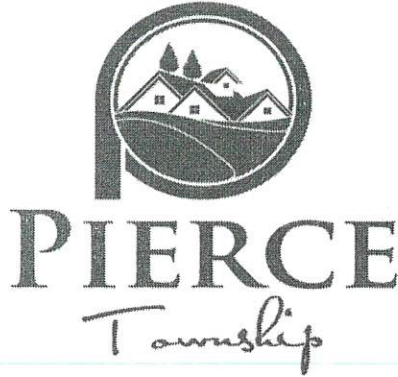
1) A Conditional Use Permit shall be deemed to authorize only one particular Conditional Use. The Conditional Use Permit shall automatically expire if, for any reason, the Conditional Use shall cease for more than six (6) continuous months, or construction is not initiated within six (6) months from the date of approval.

2) Once a conditional use expires, the owner or applicant must reapply for a new conditional use permit consistent with the procedure and standards provided for in this Article.

RECEIVED

MAY 14 2024

950 Locust Corner Road  
Cincinnati, Ohio 45245



(513) 752.6262  
Fax # (513) 752.8981  
[www.piercetownship.org](http://www.piercetownship.org)

PIERCE TOWNSHIP ZONING OFFICE 2053492-2024

Conditional Use  
Permit (CUP)

Application No. BZA2024-005

check # 2241

# 7523

\$400.00 fee filed  
With Zoning Inspector

On 5/13/2024

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. Saravana Bharathi / (Member) Keytri Realty LLC

Name	Address	Phone Number
Saravana Bharathi	590 Blackhawk Trl Loveland OH 45140	815.797.9191

Hereby requests the Board of Zoning Appeals to authorize issuance of a Conditional Use Permit (CUP) for:  
School / Daycare / Educational Purposes

Requesting Zoning 'E'

Contact 513-307-7034  
SB - sbharathi@bvrealty.us  
Ganesh - ganesh9212r@gmail.com  
513 816 8239

2. Applicant is Member of the LLC  
Capacity in which you appear \_\_\_\_\_

Of the property which is the subject of this appeal. Such property is located on the East  
North, South, East, West

Side of 58 Main and is known as No. 58 E Main Rd  
Street or Road

State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

About 7000 sft on floor 1 is intend to be occupied by an educational / daycare institution

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Statement/Narrative as it pertains to Article 3.09 of the Zoning Resolution indicating the applicant's position as to why this CUP may be granted: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property: \_\_\_\_\_

KIRSCH ERIC J & LORI - 64 MAIN ST (Yoga Studio)  
QUAIL CREEK VENTURES LLC - PARID: 290106.034. (on Huntsman Terr)  
PHOENIX PLACE INC - 55 - 59 E Main St (Opp)

\_\_\_\_\_  
\_\_\_\_\_

5. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes \_\_\_\_\_ No  if yes, please explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

6. Are there any restrictive covenants, any restrictions of record by deed or otherwise, which would prevent the proposed use of the premises? Yes \_\_\_\_\_ No  if yes, what are they?

\_\_\_\_\_  
\_\_\_\_\_

7. Is there any petition pending to change the zoning regulations affecting these premises?

Yes \_\_\_\_\_ No  proposed change. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

8. Has any previous application or appeal been filed in connection with these premises?

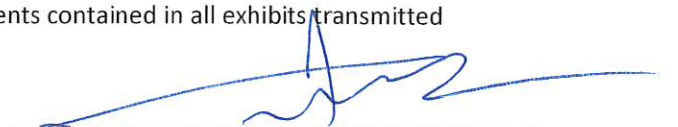
Yes \_\_\_\_\_ No  if yes, when? \_\_\_\_\_

9. Attach a plot layout, floor plan and or architectural drawings as necessary drawn to scale, showing the actual shape, and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposal building shall be erected or altered.

10. Submit nine (9) copies of the foregoing materials to the Pierce Township Planning and Zoning Office.

11. As owner(s) of the property located at 58 E Main St, 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 relate to the application filed with the Board of Zoning Appeals.

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

  
\_\_\_\_\_  
Owner  
*Saravana Bharathi*

Subscribed and sworn to be me this 17<sup>th</sup> day of May,

2024.

My commission expires March 2, 2028.

  
\_\_\_\_\_  
Notary Public







May 13, 2024

RE: Zoning for JET Education

Current School Days are Monday, Tuesday and Thursday. School starts at 8:00 am and ends at 3:00 pm. After school care is offered until 4:30.

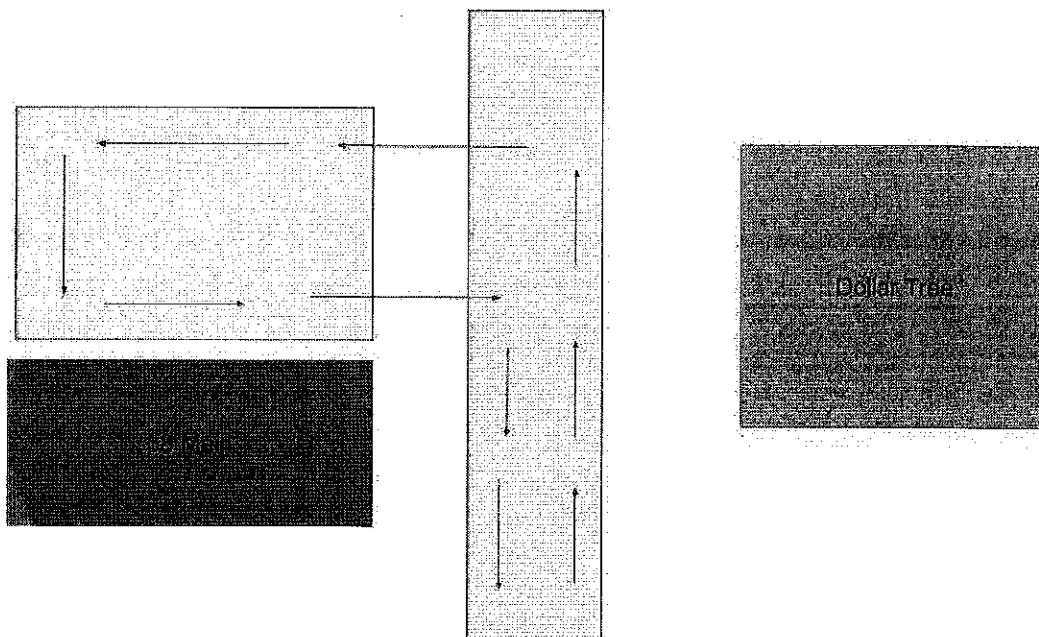
We currently have 70 children enrolled for next year. We plan to increase this amount to approximately 100 students. Because some families have multiple children or carpool, we anticipate about 55 cars being added to the traffic flow.

Anticipated added traffic:

6:30 -7:00	3 vehicles	Teacher and before school care	3
7:00-7:30	5 vehicles	Teachers and teacher kids	12
7:30- 8:00	35 vehicles	Teachers and students	68
8:00-8:30	10 vehicles	Students	15
8:30-3:30	2 vehicles	Students arriving late	2
1:30-2:00	2 vehicles	High School Students half day	3
2:00-2:30	2 vehicles	Early Pick Up	3
2:30-3:00	30 vehicles	Teachers and Students end of day	60
3:00-3:30	10 vehicles	Students and Teachers	20
3:30-4:30	11 vehicles	After care students	14

Only preschool and kindergarten parents park and walk their children in. All other students are dropped off at the door. Only preschool parents come in at the end of the day, all other children are walked outside to their parents and put directly in their parent's car by their teachers. We currently use a pick up line. We have a 30 parking spaces in our current location and the new parking lot has 50 spots. Cars will enter at the back of the parking lot, circle to the front of the line where the children will be put into the parent's cars and then they will leave.

If we notice a back up after the first few weeks, we can scatter pick up and drop off times to tame the congestion.

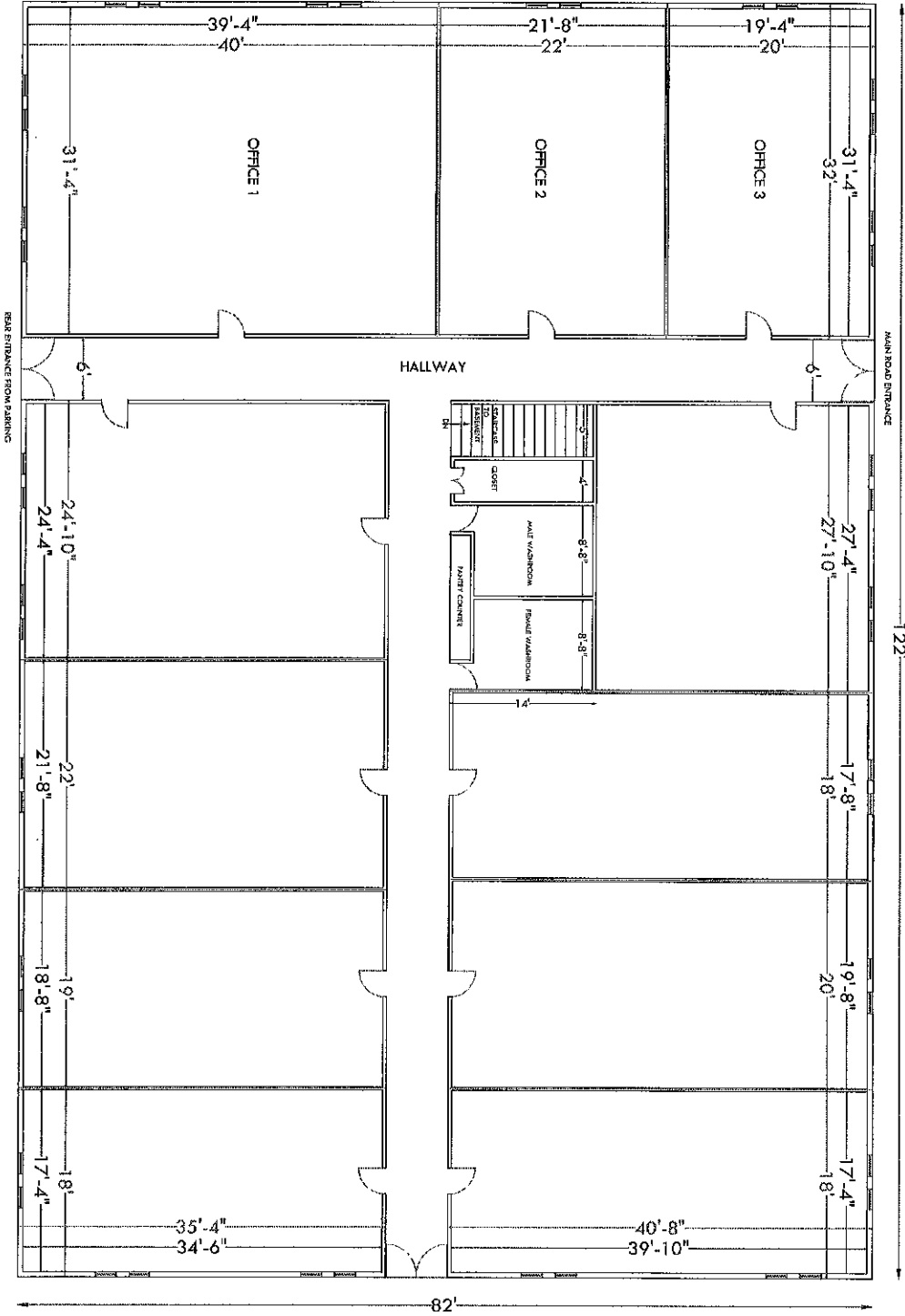


We hope to add enrichment classes eventually. They will take place on Wednesdays and Fridays. I don't expect their traffic to exceed more than 20 cars.

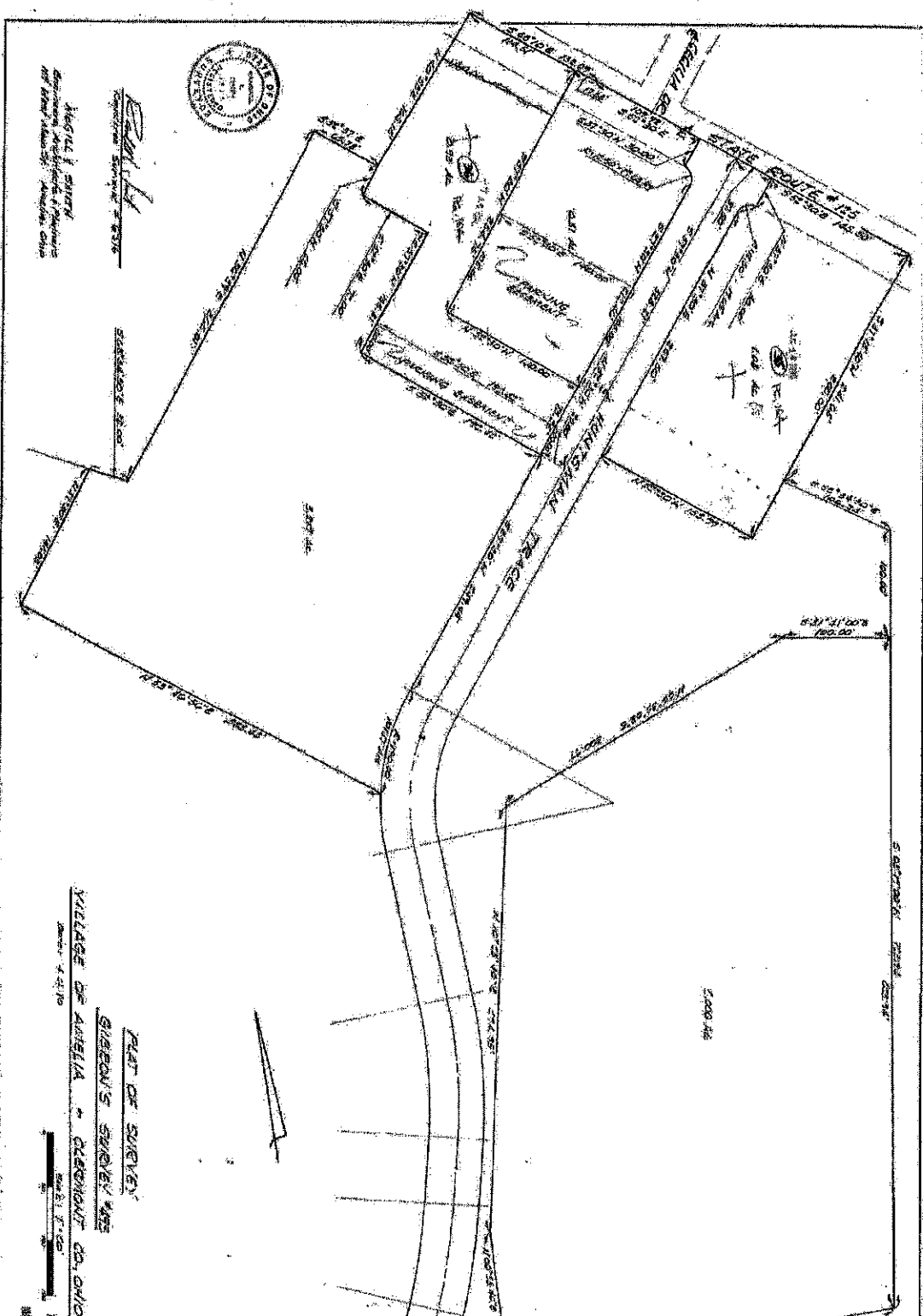
If we are able to get a zoning of E for Education, it may allow us to apply to be a charter school in the future.

HUNTSMAN TRACE

OH 125 MAIN ROAD



REAL ESTATE DEVELOPER DATE: 05-15-2024 REVISIONS:	PROJECT DETAILS 58 E MAIN ST, AMELIA, OH 45102, USA
	FLOOR PLAN
DR BY: CK BY: P.M.	SCALE: 1/8" = 1'-0"
SHEET NO.: 3 SHEET 3 OF 3	



*SMITH*  
 Surveyor  
 State of Ohio  
 No. 12345  
 Exp. 12/31/2024

REAL ESTATE DEVELOPER  
 PROJECT DETAILS  
 SURVEY PLAN  
 58 E MAIN ST, AMELIA, OH 45102, USA

REAL ESTATE DEVELOPER PROJECT DETAILS SURVEY PLAN 58 E MAIN ST, AMELIA, OH 45102, USA	DATE: 05-15-2024 REVISIONS
	DS BY: CK BY: PLM
SCALE 	SHEET NO. <b>1</b> SHEET 1 OF 3



REAL ESTATE DEVELOPER		PROJECT DETAILS	
58 E MAIN ST, AMELIA, OH 45102, USA		SITE PLAN	
DATE: 06.15.2024			
REVISIONS			
DR BY:			
CK BY:			
P.M.			
SCALE			
SHEET NO. <b>2</b>			
SHEET 2 OF 3			

