



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON APRIL 28, 2020

Pierce Township Case ZC2020-002

APPLICANT: Pierce Township Zoning Commission
950 Locust Corner Road
Cincinnati, OH 45245

REQUEST: Pierce Township Zoning Text Amendment Case ZC2020-002
Adoption of the former Village of Amelia Comprehensive Plan, Text
Amendments and Map Amendments.

PROPOSED TEXT AMENDMENTS: See attached Exhibit A.

STAFF ANALYSIS:

Due to the 2019 November election and the vote to dissolve the former Village of Amelia, Pierce Township Zoning Commission made a motion to initiate the adoption of the Village of Amelia Comprehensive Plan, as well as the following zoning amendments, including the Text and Map Amendments referenced in this report. *(please see attached Exhibits: Village Comprehensive Plan dated April 6, 2000, Schedule of Modifications, Pierce Township Zoning Map, Historical Amelia H/A Boundary,)*

The proposed changes to the Pierce Township Zoning Resolution include:

1. *Adoption of the "Village Comprehensive Plan";*
2. *Updates to the official Pierce Township Zoning Map; (more than 10 parcels)*
3. *Historical Amelia H/A Boundary;*
4. *Amelia Neighborhood Zoning Regulations; (Article 17 – Article 27)*
5. *Modifications to the existing Pierce Township Zoning Resolution:*
 - a. *Article 2: Administrative Roles and Authority; Conditional Use Permits*
 - i. *Table 2.02-01: Summary Table of Review Bodies*
 - b. *Article 3: Conditional Use Permits*
 - c. *Article 3: Pierce Township Site Plan Guidelines*
 - d. *Article 4: 4.06 C) 19.05-01 Table Referenced*
 - e. *Article 5: 5.05 D) 1) Reference to applicable tables*
 - f. *Article 9: 9.03 Architectural Design Standards for Nonresidential Buildings*
 - g. *Article 10: Landscaping and Buffering (Table)*
 - h. *Article 12: Sign Regulations*
 - i. *Article 15: Definitions*

The proposed text amendments appear not to be in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety.

RECOMMENDATION:

Based on staff's analysis, a recommendation to move to **RECOMMEND APPROVAL** of Pierce Township Case ZC2020-002 for adoption of the former Amelia Village Comprehensive Plan and following Text and Map Amendments, as initiated by the Pierce Township Zoning Commission.