

RECORD OF PROCEEDINGS

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Held

July 6, 2022

20

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, July 6, 2022, at 7:00 pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Vice-Chair Randy Merrill called the meeting to order and led the Pledge of Allegiance.

Upon roll call the following members were present: Randy Merrill, Greg Horn, Todd Munro, Wayne Loudermilk and Cheryl Eckelman. Also present: Township Planner, Jamie Kreindler, and Board Secretary, Lori Pegg. Steve Reece was absent with notice.

Mr. Munro made a motion to approve the minutes of the June 1, 2022, Board of Zoning Appeals meeting, seconded by Mr. Horn, Mr. Loudermilk abstained. All others voted "AYE."

There were no Continued Hearings.

There was no Old Business.

New Business:

There were two new applications presented to the Board.

The Board called Case #1001, Dylan Kiley, applicant for the property located at 6530 Arborcrest Drive, is requesting a variance to build a 2,112 square foot structure on his property.

Ms. Kreindler reviewed the application and shared that per zoning Mr. Kiley is only allowed to build up to a 1,200 square foot structure since his property is between 1-5 acres. His request is 912 square feet over his allowance. Reference zoning resolution section 5.04F. Mr. Kiley addressed the board and noted that he purchased the parcel located next to his with the intention of building a large building for recreational purposes, not business related. He already purchased the materials to build the structure when he found out that it was not in compliance with the zoning code.

The following neighbors spoke on Mr. Kiley's behalf and did not have an issue with the size of the new structure:

- Adam Zellner, 6552 Arborcrest Rd.
- Lori Smith, 6548 Arborcrest Rd.
- Ron Land, 6509 Arborcrest Rd.
- Dylan Kiley, 6530 Arborcrest Rd.
- Michael Furim, 6529 Arborcrest Rd.
- Eric Hansferd, 6542 Arborcrest Rd.
- John Lair, 6534 Arborcrest Rd.

The public portion of the hearing was closed.

Mr. Loudermilk made a motion to approve the requested variance allowing the construction of a 2,112 square foot accessory structure seconded by Ms. Eckleman and all voted "AYE."

Case #1002, Chris & Lene Foley was withdrawn by the applicant.

The Board called case #1003, Steve Dragon, on behalf of the Property Owner Trinity Square Tri Ridge LLC, applicant for the property located at 6283 Tri Ridge Boulevard, Loveland Ohio, 45140 ("Mother Parcel") is requesting a use variance to build 49 attached residential townhome units in an industrial zoning district. This project is located on a newly created parcel location (182518K07, with an address to be assigned) and the requested use variance only applies to this parcel.

Ms. Kreindler reviewed the application and noted that this property was a focus in the pending land use plan and medium density townhomes were identified as a type of residential housing along with patio homes, apartments, and other diverse housing options to consider. Since the Covid-19 pandemic there has been a trend of over saturation within the office market and a rising demand for diverse housing options. This development should be attractive to employees of the surrounding office, industrial and commercial uses in the area.

Mr. Dragon noted some of the high-quality features of the units include brick veneer on the first two floors, fiber-cement siding on the front and vinyl siding and wood decks above the garages in the rear. This parcel has been difficult to develop as in the past due to the topographical limitations such as sloped ravines and drainage issues. The proposed townhome use can accommodate the grade variations across the site by virtue of the smaller, multiple building footprints, facilities, and access configurations.

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The public portion of the hearing was closed. Mr. Munro made a motion to approve the use variance to build 49 attached residential townhome units in an industrial zoning district, seconded by Mr. Loudermilk and all voted "AYE."

Ms. Kreindler presented 5 new applications to the Board.

Dana & Gary Gluck Case #1004

The applicant is asking for a setback reduction variance of six feet from the back of the property to construct a sunroom. Mr. Munro made a motion to set the application for public hearing on August 3, 2022, seconded by Mr. Merrill and all voted "AYE."

John & Monica Y Good Case #1005

The applicant is seeking an area variance to construct a new accessory building in the front yard of a corner lot. Mr. Loudermilk made a motion to set the application for public hearing on August 3, 2022 seconded by Mr. Horn and all voted "AYE."

Lucy Doll Case #1006

The applicant is seeking relief from Section 7.07A which regulates the minimum square footage and lot width for tracks of residential land. Mr. Munro made a motion to set the application for public hearing on August 3, 2022 seconded by Mr. Loudermilk and all voted "AYE."

Milford Retail Management Case #1007

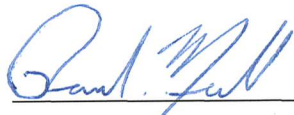
The applicant is requesting a variance to display two wall signs above their maximum allowance. Mr. Loudermilk made a motion to set the application for public hearing on August 3, 2022 seconded by Mr. Munro and all voted "AYE."

Don Kellerman Case #1008


The applicant is seeking a setback reduction variance to build a warehouse addition 58'-3" from the rear property line abutting a residential zoning district. Mr. Munro make a motion to set the application for public hearing on August 3, 2022 seconded by Ms. Eckleman and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on Wednesday, August 3, 2022, at 7:00 PM.

Respectfully Submitted,



Randy Merrill, Vice-Chair



Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File