

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

January 4, 2023

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

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The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, January 4, 2023, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chairman Steve Reece 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 Steve Reece. Also present: Township Planner, Jamie Kreindler, Board Secretary, Lori Pegg, and Alternate Board Member, Cheryl Eckelman.

Township Trustee, Mark Schulte, thanked the Board for their continued service to Miami Township and swore them in for 2023.

Mr. Loudermilk made a motion to approve the minutes of the December 7, 2022, Board of Zoning Appeals meeting, seconded by Mr. Merrill. All others voted "AYE."

PUBLIC HEARINGS

Case #1014

The Board called Case #1014, Robert Kelly, applicant for 456 Carson Way, Loveland, Ohio, 45140. The property owner is requesting to install a 12' x 25' swimming pool in the rear yard of the location with a 10' setback off the right-side property line. According to Section 5.04E of Miami Township's Zoning Resolution, the minimum setback for pools is 15' from any lot line.

Ms. Kreindler reviewed the application and noted that the requested variance only applies to the right-side setback reduction of 5'. The HOA in their neighborhood only requires a 10' setback.

Mr. Kelly spoke on his behalf and noted that he competes in triathlons and requires at least a 12' x 25' swimming pool to train.

Mr. Merrill made a motion to approve the variance of a 10' right-side setback for the pool, seconded by Mr. Loudermilk and all voted "AYE."

Case #1015

The Board called Case #1015, Jamie & Tim Lehane, applicants for 1682 Foxwood Trail, Loveland, Ohio, 45140. The variance request is a 7' setback reduction for the construction of a covered porch in their rear yard.

Ms. Kreindler reviewed the application and noted that per Section 5.06C of Miami Township's Zoning Resolution, the minimum rear yard setback for the principal building is 35'. The applicants are requesting a setback reduction variance of 7' to construct a covered porch 28' from the rear property line.

The applicants spoke on their own behalf and noted that due to a natural stream in their front yard and the subsequent drainage easement, the home was constructed well passed the front yard setback required by the Zoning Resolution. This additional setback has created a physical hardship on the property and limited the property owners' use of their property.

Mr. Loudermilk made a motion to approve the variance of a 7' setback reduction from the rear property line for the construction of a covered porch addition, seconded by Mr. Munro and all voted "AYE."

Case #1016

The Board called Case #1016, William Harkleroad of Harky's Motor Sports, located at 944 State Route 28, Milford, Ohio 45150. The applicant is requesting to install a sign on an accessory service building in the rear of the property.

Ms. Kreindler reviewed the application and noted that according to Section 24.01Q of Miami Township's Zoning Resolution, wall signs are not allowed on accessory buildings or structures.

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Mr. Harkleroad spoke on his own behalf. He recently started selling Ducati Motorcycles at the location. Ducati has asked that he install a sign on the accessory building noting that the building is the service department for the dealership. He mentioned that this will help customers to locate the service building.

BEAR GRAPHICS 800-325-8094 FORM NO. 14148

Held

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Mr. Munro made a motion to approve the variance allowing a wall sign on an accessory building, seconded by Mr. Horn 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, February 1, 2023.

Respectfully Submitted,



Steve Reece, Chairman

Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File