

RECORD OF PROCEEDINGS
MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800-326-8094 FORM NO. 10148

JUNE 7, 2021

Held

20

The Miami Township Board of Zoning Appeals met in a regular session on Monday, June 7, 2021, at 7:00 p.m. at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chair Todd Munro called the meeting to order and led the Pledge of Allegiance.

Upon roll call the following members were present: Wayne Loudermilk, Todd Munro, Randy Merrill, Tim Brandstetter and Greg Horn. Also present: Township Planner Jeff Uckotter and Board Secretary Nicole Browder.

Mr. Loudermilk made a motion to approve the minutes of the May 3, 2021, Board of Zoning Appeals meeting, seconded by Mr. Merrill and the motion carried. Mr. Munro abstained.

Township Planner Jeff Uckotter was sworn-in for the meeting by Chair Munro.

There were no continued hearings.

Public hearings: Case #983, Terry Perrott, applicant for the subject property located at 541 Sycamore Street, Loveland, Ohio 45140, Parcel ID 172521A303, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow a 27' rear yard setback reduction for the construction of a new storage building for interior storage of vehicles (cars, boats, small camper, etc.). From 40' to 13'. He presented the staff report and PowerPoint presentation that showed the location of the property, submitted plans and drawings of the proposed structure. Mr. Uckotter reviewed two prior applications proposed for the subject property both of which were denied (Case #807 and 848).

Applicant Terry Parrott, 541 Sycamore Street, Loveland, Ohio 45140, was present and sworn-in. He reviewed the proposed plan for the construction of a storage building.

Chair Munro called for concerned citizens or adjoining property owners present who wished to speak.

Claudette Coleman, 545 Sycamore Avenue, spoke in opposition of the variance and proposed storage building construction for various reasons that included a major change in character of the neighborhood and use of the subject property which was detailed in a PowerPoint presentation she reviewed with the Board and audience present.

Dax Studebaker, 541 Branch Hill Loveland, also spoke in opposition to the application. His concerns included lack of sufficient street width, increased light pollution and noise, potential for hazardous items to be stored, stormwater runoff, waste disposal, impact on rental property to become less desirable due to use and character changes, and lack of a proven hardship for which to grant a variance.

Bob Long, 557 Sycamore Street, spoke in opposition to the proposed storage building. He noted he has been a resident for 26 years and shared pictures of a property previously owned by Mr. Parrott that appeared to be in an unkempt/nuisance state. He also referenced that he believed the previous denials to develop the subject property were in large part due to the lack of land area and expressed in his opinion the lot is too small for the proposed development.

David Chipman, 550 Sycamore Street, spoke in opposition to the application. His concerns as a renter from Mr. Studebaker (for the past five years) were related to increased light pollution and the potential for fugitives to create a safe haven.

Applicant Terry Parrott commented that the proposed driveway provides ample access to enter and leave the property without turnarounds on the street. He stated the photos of the property shown by Mr. Long were sold a few years ago. Mr. Parrott discussed the proposed design was

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created with neighbors in mind; there would be no outdoor storage; the size of bay would be 30 feet deep and 10 feet wide (no large items); and assured no flammable materials or salt would be permitted. He also added that he plans to interview each person that would utilize the storage facility. Mr. Parrott also reviewed the total property versus impervious surface being proposed for construction (as it related to stormwater runoff).

There were no additional persons wishing to speak on the application.

Mr. Uckotter read the staff recommendation to approve the request for a 27-foot rear yard setback reduction for Case 983 with the following conditions:

- The old existing shed on the subject property must be removed.
- The plan cited in BZA Case 983 must be adhered to.
- The location of the proposed newly planted vegetative buffering shall not be removed or reduced and must be kept in healthy condition.

The open portion of Case #983 was closed, and the Board held discussion including what the applicant could build without a variance, lack of existing infrastructure, precedent, and impact on the rear adjacent property.

Mr. Loudermilk made a motion in Case #983 to approve the 27-foot rear yard setback variance with the conditions contained in the staff report, seconded by Mr. Merrill and the motion failed with the roll call showing the following vote:

NO	MUNRO, MERRILL, BRANDSTETTER, HORN	(4)
YES	LOUDERMILK	(1)

CASE #983 ~ VARIANCE DENIED.

Case 984, John Myers, applicant for the subject property located at Sherwood Drive, Milford, Ohio 45150, Parcel ID 184624.008, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow a front yard setback reduction of ten feet for an attached garage addition. From 50' to 40'. He presented a staff report and PowerPoint presentation to the Board that showed the location of the property and submitted plans. He highlighted that in 1997 the Board of Zoning Appeals approved Case #525 for the house next door to receive a setback reduction.

Applicant John Myers, 5681 Sherwood Drive was present and sworn-in. He reviewed the proposed 2-car garage plan and explained the current garage is undersized and added the façade would be brick or stone to be aesthetically pleasing.

There were no concerned citizens or adjoining property owners present wishing to speak on the application.

Mr. Uckotter read the staff recommendation to approve the request for a 10-foot front yard setback reduction for the 504 square foot attached garage addition, 50 feet to 40 feet.

The open portion of Case #984 was closed, and the Board held discussion.

Mr. Merrill made a motion in Case #984 to approve a 10-foot front yard setback reduction for the 504 square foot attached garage addition, seconded by Mr. Brandstetter with all voting "YES".

CASE #984 ~ VARIANCE APPROVED.

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

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Case 985, Wayne Lehker, applicant for the subject property located at 1048 David Court, Milford, Ohio 45150, Parcel ID 184031.080A, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow a front yard setback reduction of 24' to extend an existing front covered porch. From 50' to 26'. He presented a staff report and PowerPoint presentation that showed the location of the property and the proposed plan to extend a covered porch 120 square feet. He highlighted the property was nonconforming and there was a setback approval in Case 891 that was more substantial.

Applicant Wayne Lehker, 1048 David Court, was present and sworn-in. Mr. Lehker explained the proposed project and shared it would allow for enjoyment of his front yard similar to existing porches of neighboring properties.

There were no concerned citizens or adjoining property owners present wishing to speak on the application.

Mr. Uckotter read the staff recommendation of approval for the 24-foot front yard setback reduction request to expand the front porch as shown on the plan, a setback reduction from 50 feet to 26 feet.

The open portion of Case #985 was closed, and the Board held discussion.

Mr. Merrill made a motion in Case #985 to approve a 24-foot front yard setback reduction for the expansion of the front porch as shown on the plan, seconded by Mr. Loudermilk with all voting "YES".

CASE #985 ~ VARIANCE APPROVED.

Case #986, Joshua Manning, applicant for the subject property located at 6101 Balsam Drive, Milford, Ohio 45150, Parcel ID 1823515D064, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow a 23' rear yard setback reduction for a screened-in porch. From 35' to 12'. He presented a staff report and PowerPoint presentation to the Board that showed the location and photos of the property and the proposed plan for a 16' x 19' screened-in porch. He highlighted the northern property line acts as both a side and rear property line.

Applicant Joshua Manning, 6101 Balsam drive, was present and sworn-in. Mr. Manning reviewed the proposed screen-in porch to be installed over the existing deck footprint.

There were no concerned citizens or adjoining property owners present wishing to speak on the application.

Mr. Uckotter read the staff recommendation to approve the request to allow a 23' rear yard setback reduction for the 192 square foot screened-in porch. 35 feet to 12 feet.

The open portion of Case #986 was closed, and the Board held discussion. Mr. Brandstetter noted the uniqueness of the lots and adjacent lots.

Mr. Merrill made a motion in Case #986 to approve a 23' rear yard setback reduction for the 192 square foot screened-in porch, seconded by Mr. Brandstetter with all voting "YES".

CASE #986 ~ VARIANCE APPROVED.

New business: Three new applications were presented to the Board.

Gwendolyn Steffen, applicant for the subject property located at 922 Business 28 – Unit D, Parcel ID 184017.003, 184017.004, requests to allow the veterinary office (the Companion

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Animal Medical Center) to expand into Unit D, 15 feet from an adjoining R-2 Residence District. Setback variance of 185 feet (200' to 15').

Mr. Brandstetter made a motion to accept this application as Case #987 and set it for public hearing on July 12, 2021, at 7:00 p.m., seconded by Mr. Merrill and the motion carried unanimously.

Grand Communities, LLC, applicant for the subject property located at the end of Hilltop Way, Milford, Ohio, Parcel ID 182404I172, 182404I174, 182404I008, requests a conditional use to site a club house.

Mr. Loudermilk made a motion to accept this application as Case #988 and set it for public hearing on July 12, 2021, at 7:00 p.m., seconded by Mr. Brandstetter and the motion carried unanimously.

Susan Brunk, applicant for the subject property located at 319 Center Street, Miami, Ohio 45147, Parcel ID 181426A068, requests a variance to allow parking forward of the rear yard via a side-entry garage.

Mr. Merrill made a motion to accept this application as Case #989 and set it for public hearing on July 12, 2021, at 7:00 p.m., seconded by Mr. Loudermilk and the motion carried unanimously.

With no further business to come before the Board the meeting was adjourned. The next regularly scheduled meeting will be held on Monday, July 12, 2021, at 7:00 p.m.



Todd Munro, Chair

Respectfully submitted,



Nicole Browder, Secretary

Sound reference

cc: Board of Zoning Appeals Members BZA
File