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6101 MEIJER DRIVE • MILFORD, OH 45150-2189

ADMINISTRATOR
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MIAMI TOWNSHIP RURAL ZONING COMMISSION NOTICE OF RECOMMENDATION JUNE 3, 2021

Notice is hereby given that the Miami Township Rural Zoning Commission met on Thursday, June 3, 2021, and voted to recommend to the Miami Township Board of Trustees, APPROVAL WITH CONDITIONS:

Todd Property – Maronda Homes ~ Case#580
(Major RPUD Amendment), 34.58 acres, located on Todd Farm Lane
Parcels 182518C231 and 182518C104.

THE CONDITIONS ARE THAT:

1. Sidewalk shall be installed along the portion of Loveland Miamiville Road consistent with the recommendation in the staff report and shall be in place by the time zoning certificates have been issued for 50% or more of the proposed single-family homes in the R-PUD subdivision.
2. Sidewalk shall be waived along the portion of Loveland Miamiville Road, consistent with the recommendation in the staff report.
3. The developer shall pay to Miami Township an “in lieu of sidewalk” fee in an amount approved by the Township Administrator for sidewalk waived along Loveland Miamiville Road. Such fee will be due at the time of application for the first zoning certificate for the development.
4. A Final Development Plan will be submitted containing these revisions:
 - a. Detail on the pedestrian trail and construction
 - b. Detail on the trail stream crossing and connection to Loveland Miamiville Road
 - c. Detail on installation of the sidewalk along Loveland Miamiville Road
 - d. Detail on the indicated open air community shelter.
5. Open space areas shown beyond the plan’s grading limits shall remain undisturbed woodlands except as graded for detention facilities approved by Clermont County.
6. The proposed Woodland Trail shall be constructed and be in place no later than by the time zoning certificates have been issued for 50% or more of the proposed single-family homes in the R-PUD subdivision. Staff may approve an alternative pathway route if necessary and/or more feasible as determined by final engineering.
7. The lot typical illustration on Sheet 2/4 of the plan shall be revised to show a 25’ rear yard setback.

This recommendation will be forwarded to the Miami Township Board of Trustees for public hearing and decision.

Questions may be directed to the Miami Township Planning & Zoning Administrator at (513) 248-3731 during normal office hours for any concerned citizen who would like an explanation of this decision.

c: Zoning Commission

Board of Trustees, Planning & Zoning Administrator, Fiscal Officer, File