

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

BEAR GRAPHICS 800 325-8094 FORM NO 10148

Held SEPTEMBER 14, 2020 20

The Miami Township Board of Trustees met in a virtual meeting, as permitted in Bill 197 passed by the Ohio General Assembly, on Monday, September 14, 2020 for the purpose of hearing Case #572 Aldi, Amendment to its PBD Zoning and re-zoning, Case #573 Animals Text Amendment to the Zoning Resolution, and any other business to come before the Board. Mr. Tracy called the meeting to order and led the Pledge of Allegiance. Mr. Ferry called the roll and Ken Tracy, Mary Makley Wolff and Karl Schultz were in attendance.

Public hearings: Case #572 Aldi, PBD Amendment Zoning and re-zoning was called and the notice of public hearing was read.

Mr. Elliff reported the Clermont County Planning Commission heard the case on July 28, 2020 and entered a recommendation of approval subject to the conditions contained in the staff report. The County Planning Commission did distribute the case to the Ohio Department of Transportation (ODOT) which required coordination with another project proposed across the street, next to Kohl's. This was accomplished and ODOT is amenable to the recommendations contained in the traffic impact study. The County Engineer commented in a similar regard directing coordination with ODOT.

No objections were received from the Clermont County Water Resources and adequate capacity for the project was noted.

Clermont County Economic Development had several comments included in their recommendations, which added a small additional parcel to re-zone; secure necessary right-of-way; submit a dedication plat for the proposed right-of-way; lot split and reconsolidation; and a temporary dead-end street to conform to County regulations.

Mr. Elliff reported the Miami Township Zoning Commission met on August 6, 2020 and heard Case #572. The Zoning Commission entered a recommendation to the Miami Township Board of Trustees to approve Case #572 with the conditions contained in the staff report as follows:

1. The amended PBD and minimal new PBD District will apply to the 4.22± acres shown in the Plan. For the balance of the remaining PBD District to the south, future development is subject to approval under the PBD District regulations.
2. The applicant shall construct the public right of way road, sidewalk and cross connection to Christ Hospital up to the limits as shown in the Plan, subject to any future agreements with public agencies as may be approved by Miami Township.
3. A revised landscape page Sheet L101 shall be submitted and substituted into the approve Plan containing the modifications as described in the staff report.
4. The project shall be constructed in conformance with the Plan, as modified by these conditions.
5. Any rooftop equipment will be screened.
6. The conditions of the Regional Planning Commission are incorporated and included as a condition.

Mr. Elliff shared a PowerPoint presentation of the major amendment to the existing PBD zoning and re-zoning of a parcel that is being requested for the proposed Aldi development. A location map was shown as well as existing and surrounding zoning, land uses, site photos of various views of the property and proposal characteristics.

Mr. Elliff reviewed the land use plan for the area where Aldi is proposed to be located. The land use plan, Imagine Miami 2025, recommends redevelopment and commercial mixed-use for this location.

Mr. Elliff reviewed an old site plan of previously proposed grocery store and reviewed the new Aldi plan noting the layouts and plans being similar.

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Mr. Tracy discussed the traffic plan and concerns surrounding turning left from the property onto State Route 28. Mr. Elliff reviewed access in and out of the property as regulated by ODOT, including right-in, right-out onto SR 28.

The applicant, Doug Smith with McGill, Smith Punshon introduced himself as the civil site engineer for the project. He offered to answer any technical questions about the project and concurred with the zoning recommendations.

Next, Mr. Tracy called for whether correspondence was received regarding the application. No correspondence was received.

Mr. Tracy announced the public comment portion of the meeting and asked for those wishing to speak to submit their name and address.

Marvin Hudson, 5969 Pinto Place, inquired if there were any plans to remove the downed trees in the unplanned areas; the anticipated start and completion dates of the project, and commented on the additional ingress/egress which increases the number of potential accidents which was of concern to him.

Mr. Smith stated that the trees would be cleared and removed as the unplanned balance of the property will be developed in the future. The construction is anticipated late 2020 or spring 2021.

Mr. Elliff stated that ODOT did not make a specific remark about Mr. Hudson's area of concern but was focused on the coordinating of entrance and exit points. He stated that it was his sense from ODOT that the more traffic that could be funneled out to the light including potentially exiting from Mr. Hudson's subdivision, if a connection can be made, it would tremendously improve the safety there.

Jen Dabbelt, 1213 Woodspoint, commented on the reduction in the number of acres and whether that was indicative of future development being planned.

Mr. Elliff stated there was currently not a plan for the development of the balance of the property. He stated any plan would come through a public process.

There being no additional persons present to speak on the application, the public portion of the meeting was closed.

Mr. Elliff recommended approval of the application subject to the six conditions contained in the staff report.

The Board held discussion on case #572. Mr. Schultz made a motion to approve Case #572 as submitted with the site plan subject to the recommended conditions contained in the staff report, as follows:

1. The amended PBD and minimal new PBD District will apply to the 4.22± acres shown in the Plan. For the balance of the remaining PBD District to the south, future development is subject to approval under the PBD District regulations.
2. The applicant shall construct the public right of way road, sidewalk and cross connection to Christ Hospital up to the limits as shown in the Plan, subject to any future agreements with public agencies as may be approved by Miami Township.
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The motion was seconded by Ms. Wolff with all voting "AYE".

Case #573 Animals Text Amendment to the Zoning Resolution was called and the notice of public hearing was read.

Mr. Elliff reported on the recommendation from the Zoning Commission of approval at its August 6, 2020 meeting. He stated it was based on the revisions contained in the resolution initiating the text change and a motion was entered recommending approval.

Mr. Elliff presented a PowerPoint of the proposed text changes to regulate animals as contained in Resolution 2020-14. He reviewed that the proposed change would allow backyard chickens; revise the definition of household pets; remove the dog and cat number restriction in most situations and allow for limited beekeeping.

Mr. Elliff reported that in May 2020, the text amendment was presented to the Zoning Commission for comment. The Commission adopted a motion supporting the revisions with the suggestion to place a limit on the number of beehives permitted. The text amendment was then provided to the Board of Trustees for discussion which occurred at the May 19, 2020 meeting. On June 16, 2020, the Board of Trustees adopted Resolution 2020-14 initiating the text amendment process for the revision.

Mr. Elliff stated the text amendment language is the same that was presented to the Zoning Commission for comment on May 7, 2020, with the exception that a maximum of two beehives per property was added. He stated this language for the text amendment is now before the Board for its consideration and action.

Mr. Elliff displayed and reviewed the redline version of the language with the Board which would edit the Zoning Resolution. The Board held discussion regarding the various regulations proposed.

Public comment: None.

Mr. Elliff stated that staff is recommending approval of Case #573 and requests the Board make a motion in Case#573 text amendments concerning chickens, household pets, and beekeeping to adopt the amendments to the Miami Township Zoning Resolution as contained in Board of Trustee Resolution 2020-14.

The Board held discussion on Case #573.

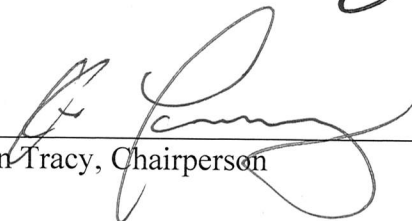
Ms. Wolff made a motion in Case #573 text amendments concerning chickens, household pets, and beekeeping to adopt the amendments to the Miami Township Zoning Resolution as contained in Board of Trustee Resolution 2020-14, seconded by Mr. Schultz with all voting "AYE".

With no further business to come before the Board, the meeting was adjourned at 7:58 p.m.

ATTEST:



Eric Ferry, Fiscal Officer



Ken Tracy, Chairperson