

RECORD OF PROCEEDINGS
MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

JULY 12, 2021

Held

20

The Miami Township Board of Zoning Appeals met in a regular session on Monday, July 12, 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, Steve Reece, and Tim Brandstetter. Also present: Board Alternate Greg Horn, Township Planner Jeff Uckotter and Board Secretary Nicole Browder.

Mr. Loudermilk made a motion to approve the minutes of the June 7, 2021, Board of Zoning Appeals meeting, seconded by Mr. Merrill and the motion passed unanimously.

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

There were no continued hearings.

Public hearings: Case #987, Gwendolyn Steffen, applicant for the subject property located at 922 Business 28 – Unit D, Parcel ID 184017.003, 184017.004, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow the veterinary office (the Companion 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. Uckotter presented a PowerPoint presentation of the staff report which included the proposed plan for the project and photos of the subject property.

Applicant's representative Aaron Losey, 560 Maple Avenue, was present and sworn-in. He reviewed the proposed expansion of the existing business and highlighted the purpose was to establish separation for cats and dogs. The existing dog entrance is to remain in place. He explained there would no boarding except in an emergency and most emergencies are referred.

Chair Munro called for concerned citizens or adjoining property owners present who wished to speak. There were no persons wishing to speak on the application.

Mr. Uckotter read the staff recommendation to approve the 185-foot setback variance, allowing for the proposed veterinary practice 1,300 square foot expansion to be located 15 feet from a residential district with the following condition:

1. If the use "Companion Animal Medical Centre" intends to expand the practice further after this case, (additional square footage), further review will not be required by the Miami Township Board of Zoning Appeals.
2. If the use "Companion Animal Medical Centre" ceases at the subject property, but a similar use is subsequently requested, (for example, a different practice, a cat café, or a dog kennel), further review will be required by the Miami Township Board of Zoning Appeals.

The open portion of Case #987 was closed, and the Board held discussion.

Mr. Loudermilk made a motion in Case #987 to approve the 185-foot setback variance, allowing for the proposed veterinary practice 1,300 square foot expansion to be located 15 feet from a residential district including the conditions contained in the staff report, seconded by Mr. Brandstetter with all voting "YES".

CASE #987 ~ VARIANCE APPROVED WITH CONDITIONS.

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Case #988, Grand Communities, LLC, applicant for the subject property located at the end of Hilltop Way, Milford, Ohio, Parcel ID 182404I172, 182404I174, 182404I008, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests a conditional use to site a club house. He presented a PowerPoint presentation of the staff report to the Board and highlighted that as part of the existing development agreement in 2020, conditional use was being sought for the clubhouse element.

Applicant representative Robert Hayes, Grand Communities, 3940 Olympic Boulevard, Erlanger, Kentucky, 41018 was present and sworn-in. Mr. Hayes reviewed that the project layout, location, and design are consistent with the approved plan, including landscaping. He stated applicant plans to follow all Ohio Revised Codes, health codes and local permit processes.

There were no concerned citizens or adjoining property owners present who wished to speak.

Mr. Uckotter read the staff recommendation to approve the clubhouse and pool area plan with the following conditions:

- All outdoor lighting (the applicable lumens) shall be maintained within the pool and clubhouse exterior areas (0.0 lumens at adjoining residential property lines).
- In consultation with the agreement referenced above, further staff review is required for the subdivision's signage elements.

The open portion of Case #988 was closed, and the Board held discussion.

Mr. Reece made a motion in Case #988 to approve the clubhouse and pool area plan following the conditions contained in the staff report, seconded by Mr. Merrill with all voting "YES".

CASE #988 ~ APPROVED WITH CONDITIONS.

Case 989, Susan Brunk, applicant for the subject property located at 319 Center Street, Miami, Ohio 45147, Parcel ID 181426A068, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests a variance to allow parking forward of the rear yard via a side-entry garage. He presented a PowerPoint presentation of the staff report that included the proposed plan to build a new house with an attached side-entry garage. Parcel maps were reviewed as to site arrangement and that the style of home construction being Craftsman style was fitting to the character of the existing neighborhood. It was also noted that no alleyway was available to make it standard with the adjacent properties with detached garages.

Applicant Susan Brunk, 328 Center Street, Miami, Ohio, was present and sworn-in. She reviewed the application with the Board. She stated they would not be putting the house 10 feet from right of way and the home would be back 23 or 24 feet. She emphasized the main disadvantage was not having a way into the property except a driveway from Center Street. She stated there is no parking currently for the house. She commented that she does not feel the proposal would cause a change in traffic pattern due to driveway access currently being utilized by an existing business.

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

Ed Humphries, 315 Center Street, shared that he was a Township Trustee when the overlay was created. He summarized the concern at that time was if a house burned down, they would have to rebuild within one year or put a business on the site and there was a resident desire to have

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two years to rebuild if needed. He commented that currently parking is on the side and visible from the road.

He spoke in support of the application, stating the new home would be a better siting arrangement. He had no other concerns. He stated the Brunks are good residents, and he supports the change.

Mark Hardin, 6100 Second Street, Miamiville, spoke in support of the new home construction plan. He stated the Brunks have refurbished a few houses already and this home would improve the area.

Robert Reed, 309 Center Street, Miamiville Ohio, spoke in support of the application. He stated he was located close to Brunks and next to Mr. Humphries. He shared in his opinion the Brunks have improved the community and the new home will further improve the area.

Kirk Hardin, 322 Center Street, spoke in support of the new home plan. He stated he lives across from the property. He shared he believes it will enhance property values and the aesthetics of the town. He commented favorably on Mr. Brunk's carpentry skills.

Mr. Uckotter read the staff recommendation to approve the proposed single-family home with the attached side-entry garage as presented with the following condition:

1. The siting of the attached side-entry garage must be built in accordance with the approved plan.

The open portion of Case #989 was closed, and the Board held discussion.

Mr. Merrill made a motion in Case #989 to approve the proposed single-family home with the attached side-entry garage as presented with the following condition:

1. The siting of the attached side-entry garage must be built in accordance with the approved plan.

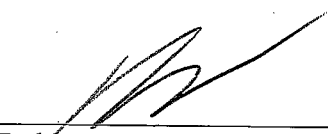
Mr. Loudermilk seconded the motion with all voting "YES".

CASE #989 ~ APPROVED WITH (1) CONDITION.


New business: There were no new applications to be presented to the Board.

With no further business to come before the Board the meeting was adjourned. The next regularly scheduled meeting will be held on Monday, August 2, 2021, at 7:00 p.m.

Respectfully submitted,



 Todd Munro, Chair


 Nicole Browder, Secretary

Sound reference

cc: Board of Zoning Appeals Members BZA
 File