

**RECORD OF PROCEEDINGS**  
**MIAMI TOWNSHIP BOARD OF ZONING APPEALS**

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

**NOVEMBER 1, 2021**

Held \_\_\_\_\_

\_\_\_\_\_20\_\_\_\_\_

The Miami Township Board of Zoning Appeals met in a regular session on Monday, November 1, 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 October 4, 2021, Board of Zoning Appeals meeting, seconded by Mr. Merrill and the motion carried with one abstention by Mr. Munro.

Chair Munro swore-in the Township Planner Jeff Uckotter.

There were no continued hearings.

Public hearings: The Board heard Case #994 at the top of the agenda as the applicant's representative was from out of town. Case #993 follows thereafter.

Case #994 Jim Bond of National Illumination & Sign, applicant for the subject property located at 1143 State Route 131, Milford, OH 45150, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow the siting of a monument sign with an 8.5' setback reduction from the right-of-way on State Route 131, and a 5.5' setback reduction from the left side property line. Mr. Uckotter presented a PowerPoint presentation of the staff report which included location maps of the proposed sign, plans and photos of the subject property and surrounding properties. He noted the request was not substantial.

Applicant Neil Jeakle, 6525 Angola Road, Holland, OH 43528, was present for applicant Jim Bond. He informed the Board that Speedway engaged the Township to update its signage. Advantages include removing an eyesore ("lollipop" sign) and to eliminate the need to change pricing on the sign by employees utilizing a change arm including during inclement weather (safety issue). He informed the Board a survey had been conducted to locate the corners of the property. The proposed location will require an electrical run and building permit. He stated that he believes this will be an overall improvement and modernize the signage to compliment the new canopy.

The Board discussed landscaping around the sign with the applicant and confirmed it was not a requirement, nor being planned due to space limitations. Bollards will be strategically placed to protect the sign.

A resident in the audience, Patty Tanksly (Pleasant View Drive), raised concern over line of sight coming out of the adjacent business' parking lot. Mr. Uckotter reviewed that one of the conditions is to have the plans stamped by an engineer to confirm it is safe to install at the location.

No additional persons were present that wished to speak on the application.

Mr. Uckotter read the staff recommendation to approve the variance request with conditions.

The open portion of Case #994 was closed, and the Board held discussion.

**RECORD OF PROCEEDINGS  
MIAMI TOWNSHIP BOARD OF ZONING APPEALS**

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

**NOVEMBER 1, 2021**

Held \_\_\_\_\_

\_\_\_\_\_ 20\_\_\_\_

Mr. Reece made a motion in Case #994 to approve the monument sign to be site 1.5' from the State Route 131 right-of-way line and 4.5' from the left side property line with the following conditions:

1. The existing pole sign must be removed within two days of the new sign installation.
2. To certify that the monument sign does not obstruct the sight-distance radii of the ingress and egress point, the site plan is required to be stamped by a professional engineer certifying such.
3. In concurrence with the zoning resolution, the address numerals of 1143 are required to be installed at the base of the monument sign, on both sides of the sign.
4. To install bollards near the sign as a protective barrier from vehicle activity.

The motion was seconded by Mr. Loudermilk with all voting "YES".

**CASE #994 ~ VARIANCE REQUEST APPROVED WITH CONDITIONS.**

Case #993, Fred Rose, applicant for the subject property located at 5642 Pleasant View Drive, Milford, Ohio, 45150, was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow an eight-foot side yard setback reduction for a carport that has been sited in place for approximately twenty years. From ten feet to two feet. Mr. Uckotter presented a PowerPoint presentation of the staff report which included a chronological list of events (neighbor complaints) that has led to the variance application for a 20-year-old existing car port. Also presented were maps and images of the property, existing conditions, as well as photos of surrounding properties.

Applicant Fred Rose, 5642 Pleasant View Drive, Milford, OH 45150, informed the Board that the reason for the car port installation over 20 years ago was related to transporting his grandson's traveling sports team. He stated that he has tried locating the company that installed it to discuss whether they pursued a permit but cannot find the company (from 1997 or 1998). He added that he does believe the car port is aesthetically pleasing and he utilizes it to park his wife's car under it.

Chair Munro called for adjoining property owners or concerned citizens who wished to speak on the application.

Patti Tanksly, 5638 Pleasant View Drive, informed the Board that she has experienced water issues on her property for many years. She shared photos and video to point out water coming off the applicant's car port which, in her opinion, has directed water onto her property. She stated that she has had a contractor respond to her basement for flooding issues. She explained some actions she has taken to re-direct water away from her house.

Applicant Fred Rose explained that it is his opinion that all pipes coming from his home hook up underground and feed to the ditch at the street (located by the mailbox). He stated that before the carport was installed, there was standing water. He stated that he has not observed water flooding onto Ms. Tanksly's property.

A non-related story was shared regarding a rock being accidentally blown into the side of Ms. Tanksly's vehicle by Mr. Rose's neighbor William Butts. Mr. Butts explained that he paid for the repairs to Ms. Tanksly's vehicle.

William Butts, 5641 Pleasant View Drive, Milford, Ohio 45150, shared that he lives across the street from Mr. Rose and that generally there are good neighbors in their area. He expressed that he has no objection to the carport.

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

**NOVEMBER 1, 2021**

Held \_\_\_\_\_

20\_\_\_\_\_

Mr. Loudermilk asked if the retaining wall would be a violation if the carport did not exist. Mr. Uckotter stated that the County regulates it, not the Township.

The Board held additional discussion with the Tanksly's to review their concerns regarding stormwater drainage. The Tanskly's were advised to seek assistance from the County to further review drainage concerns.

Mr. Uckotter read the staff report recommendation to approve the eight-foot right side yard setback reduction for the existing carport. Ten feet to two feet.

The open portion of Case #993 was closed, and the Board held discussion.

Mr. Loudermilk made a motion in Case #993 to approve the eight-foot right side yard setback reduction for the existing carport (ten to eight feet), seconded by Mr. Reece with all voting "AYE".

**CASE #993 ~ VARIANCE REQUEST APPROVED.**

Case #995 John Dougherty, Jr., applicant for the subject property located at 6584 Oasis Drive, Loveland, Ohio, 45140 was called and the notice of public hearing was read. Mr. Uckotter reported the applicant requests to allow a ten-foot rear yard setback reduction to site a covered porch with a chimney. From 35 feet to 25 feet. Mr. Uckotter presented a PowerPoint presentation of the staff report which included location maps of the proposed covered porch, plans and photos of the subject and surrounding properties. He noted the request was not substantial, arborvitae trees provide a screen, and the covered porch would not be seen from the road.

John Dougherty, Jr., 6584 Oasis Drive, Loveland, Ohio 45140, shared with the Board that there are similar structures in the neighborhood and he has consulted with both adjacent neighbors who are enthusiastic about the improvement. He added that it will increase the enjoyment of his property and be added value. It was noted that the HOA has given approval of the plans.

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

Mr. Uckotter read the staff report recommendation to approve the ten-foot setback reduction to site the attached covered porch as proposed.

The open portion of Case #995 was closed, and the Board held discussion.

Mr. Reece made a motion in Case #995 to approve the ten-foot setback reduction to site the attached covered porch as proposed, seconded by Mr. Brandstetter with all voting "AYE".

**CASE #995 ~ VARIANCE REQUEST APPROVED.**

New business: There were two new applications to be presented to the Board:

Brendan O'Reilly, applicant for the subject property located at 1545 Mashie Woods Drive, Loveland, OH 45140, requests to allow an elevated patio landing to be site two inches from the right-side property line. A fire pit is proposed to be ten feet from the property line.

Mr. Reece made a motion to accept this application as Case #996 and set it for public hearing on December 6, 2021, at 7:00 p.m., seconded by Mr. Loudermilk and the motion carried unanimously.

RECORD OF PROCEEDINGS  
MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

NOVEMBER 1, 2021

Held \_\_\_\_\_ 20\_\_\_\_\_

Amy and Alex Tulip, property owners at 6177 Cook Road, Milford, OH 45150, are appealing the Zoning Violation Notice dated September 23, 2021. A copy of the Notice is on file and available for inspection.

Mr. Merrill made a motion to accept this application as Case #997 and set it for public hearing on December 6, 2021, at 7:00 p.m., seconded by Mr. Reece 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, December 6, 2021, at 7:00 p.m.

Respectfully submitted,



Nicole Browder, Secretary



Todd Munro, Chair

Sound reference

cc: Board of Zoning Appeals Members BZA  
File