

Held _____ 20_____

July 19, 2022

The Miami Township Board of Trustees met in a special meeting, on Tuesday, July 19, 2022, at 6:00pm for the purpose of hearing Case #583, Remington Clean Fill – 70 State Route 126 (I-PUD Major Amendment), and Case #584, ALDI – 1155 State Route 28 (PBD Major Amendment) and any other business to come before the Board. Mr. Schulte called the meeting to order and led the Pledge of Allegiance. Mr. Ferry called the roll and Mark Schulte and Ken Tracy, were in attendance.

Mr. Schulte opened the Public Hearings. Case #583, Remington Clean Fill – 70 State Route 126 (I-PUD Major Amendment) was called, and the Notice of Public Hearing was read.

Mr. Elliff noted that the County Planning Commission heard the case on May 24, 2022, and the Miami Township Zoning Commission heard the case on June 2, 2022. Both Commissions recommended to approve the case with the conditions set forth in the staff report. Mr. Elliff summarized the case and noted the following conditions:

- Compliance with the conditions recommended by the County Regional Planning Commission, except for screening which will be per the approved plan.
- Authorization of staff to approve revised building footprint configurations and locations for any SSF building constructed.
- Storage on the location may not include raw materials, waste items, items stored in bulk piles, items for recycling or shipping containers.
- Elements from the prior approved plan from Case #574 that were not amended or addressed such as building elevations, remain in effect.

Mr. Elliff referred to Case #574 from 2020 on the same piece of property and the changes from that case were substantial enough that the new plan was required to be heard separately. He gave an overview of the surrounding properties and showed a drone aerial video of the area.

Mr. Elliff gave a brief history of the property which in the past was an abandoned mobile home park and then substantial litigation over a rezoning effort by Irvine Wood Recovery (Case #531) which eventually ended without the property being rezoned. The property was purchased by the current owner in 2018 and was rezoned in 2020 from “T” Mobile Home Park to “I” Planned Industrial District (Case #574). The approved plan, which was offered by the current Applicant as part of that rezoning, called for 10 self-storage/flex (“SSF”) buildings and one 3,600 square foot model sales unit building. Nine of the SSF buildings would contain 10 rental units and 12,000 total square feet each. One unit would contain seven units at 9,000 total square feet. No construction occurred after approval.

The Applicant is now requesting an amendment to the plan approved in 2020 to allow outdoor storage of RV’s, boats, semi-trucks and tractor trailers (collectively, “outdoor storage”), along with three reconfigured SSF buildings. As an alternative, the Applicant proposes to keep the current approved site plan in place as well, should it become feasible later. The amended plan proposed deletes most of the SSF buildings to provide the new area for outdoor storage. Three re-configured SSF buildings are proposed to be built at the front of the parcel. As a backup alternative plan, the Applicant would like to keep the potential for construction of the SSF buildings over the entirety of the site.

Mr. Chase Decker, Applicant, addressed the Board and noted that material prices have doubled almost tripled since their original plan to build these self-storage/flex buildings. The primary reason for the change request is because Goodwill Industries has stated interest in using the ground for storage of tractor trailer units. With their demand at five acres, that would consume most of the property and they expect only tens trips in and out per day, so it is not a heavy use of the property. The gates are only open from 7:30-5:00pm.

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Mr. Decker is in the process of working with the county and an engineer on providing sewer to the property but that will take several years. The site does currently have water and electric. There are three buildings on the far side of the property that are about to be constructed on a concrete slab to rent out as separate shops and the three in this plan are the next to be built. In reference to the neighboring industrial properties, they have significantly heavier uses than the 10 trucks coming in and out per day and are closer to the residential properties. This plan is less intrusive than the planned industrial buildings that were already approved for the property.

The trustees agree that he has greatly improved the property. He noted that they new buildings are planned to have stone on the front and are just awaiting final approval from the County.

Mr. Schulte asked for any public comments:

Ms. Carrie Geiger of 9 Rose Farm Lane posed the following questions:

- 1.) If this is approved for outdoor storage, how can it be monitored so the intensity doesn't become more than what is being proposed and that processing and other materials storage are not going to occur?
- 2.) Will traffic still be entering that parcel to access the lake property for dumping and is it possible that the outdoor storage could become an extension of the lake dump?

Mr. Decker responded that in the past the concern was that no one wanted Irvine wood to expand to this property, which it has not and will not. There is nothing else to be done to this area, it has been graded and ready for buildings to be built in spring of 2023. The front portion of the property is not going to have storage, he has every intent of building on the entire property once the center is filled and settled.

Mr. Decker noted there is a road that gets all the way around the property, he will not need this parcel for access to the lake, the property is going to be exclusively leased to Goodwill. There are multiple ways to get around the property and plenty of access.

Mr. Elliff summarized that this is not going to be a transfer station, there will just be trucks coming in and out. It will not be an extension of the landfill dumping, while there will be materials in the trailers there will not be outdoor processing of materials, just storage. This plan does not regulate where trailers are stored, it is up to the user/manager. There is a designated buffer area that will have plantings that will go in. There will be a berm/buffer across the back.

Mr. Tracy made motion to approve the requested "I" Planned Industrial District major modification subject to and including the conditions recommended by the Zoning Commission stated in the staff report. Mr. Schulte seconded the motion, and all voted "AYE."

Mr. Schulte called Case #584, ALDI – 1155 State Route 28 (PBD Major Amendment) and the notice of public hearing was read.

Mr. Elliff noted that the County Planning Commission considered this case and entered a recommendation of approval set forth in the staff report and gaining permits from ODOT and other County requirements. The case was heard by the Miami Township Zoning Commission on June 2, 2022, and recommended approval with the following conditions.

1. Concrete pavement shading will be added to the entirety of the sidewalk span shown on Sheet C101.
2. Staff may approve revisions to the outlot building placement, footprint, and site details, and shall have approval authority over building finishes and elevations. *[note, at the Zoning Commission hearing, discussion clarified that the outlot building was not necessarily limited to a restaurant]*
3. Staff may approve a future lot division separating the outlot into its own parcel.

Mr. Elliff noted that the applicant is making major modifications to the approved plan which must be reviewed by the Board. The amended plan being proposed changes the location of the

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Held ~~ALDI store footprint, adds a fast food/other business outlot and reconfigures parking.~~ ²⁰ The addition of the restaurant/business outlot will make the development more active and is located nearest State Route 28, which will minimize impact to nearby residences. The developer will need to obtain owner approval for off-site work.

Changes summary:

CURRENT PLAN	AMENDED PLAN	COMMENT
No outlot	3,217 sf fast food or alternative business outlot added	Forward location near SR 28
20,442 sf Aldi building	20,442 sf Aldi building	Orientation revised, setbacks satisfactory
	Offsite work shown	Drainage easement, parking reconstruction
4.2 ac area of development	5.1 ac area of development	Remains within PBD zoned area
Parking spaces 97	Parking spaces 118	Parking added for outlot
	Some revisions to parking orientation	
One-tier retaining wall west of Aldi building	Two-tier retaining wall west of Aldi building	

Mr. Rich Carlson, from McGill/Smith/Punshon spoke on behalf of the applicant noting that they have been negotiating with Mr. Hudson an adjoining property owner for an easement with the least amount of vegetation being disturbed and maximizing the screening of the property. He noted that the staff report is very thorough and makes it very clear. He agrees that the conditions set forth by the zoning commission are reasonable and they have no problem complying with those conditions.

There was no correspondence received and Mr. Schulte opened up the hearing for public comment.

Mr. Marvin Hudson, 5960 Pinto Place, an adjoining property owner noted that he is for this development and hopes that the access road makes it much safer for the residents in the neighborhood. He also asks that the speed limit be lowered in Algore Acres. The Board noted that they have been in discussion with ODOT regarding the speed limit.

Mr. Weathington, 5961 Pinto Place, asked for a construction scheduled. The engineer is hoping for a start date of October.

Mrs. Weathington, 5961 Pinto Place, noted the access road will be going past their house. She would like to know if there will be a barrier at the end of her property and will any trees be removed. The Board noted that they are working with the property owner of the vacant lot next to hers and hope to not disturb the vegetation. Mr. Elliff noted that more engineering will have to go on with the road design and she should stay in contact to ensure that she is involved in the process. She also asked about the plan for Roan Road and Mr. Wright noted that it may be right in, right out only and some curb may be able to be added to make it safer. The safest method would be for drivers to ultimately go to the light at the entrance to ALDI.

The Board appreciates the input of the neighbors and adjoining property owners as they want to do what is right for the Township and the residents.

Mr. Tracy made a motion to approve the requested major PBD amendment, subject to and including the conditions recommended by the Zoning Commission stated in the staff report, seconded by Mr. Schulte, all voted "AYE."

With no further business to come before the Board, the meeting was adjourned at 7:16 p.m.

RECORD OF PROCEEDINGS

Minutes of

Meeting

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Here _____ 20____

ATTEST:

Eric C Ferry
Eric Ferry, Fiscal Officer

Mark C Schulte
Mark Schulte, Chairperson