

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8094 FORM NO 10148

June 1, 2022

Held _____

20 _____

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, June 1, 2022, at 7:00 pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chair Steve Reece called the meeting to order and led the Pledge of Allegiance.

Upon roll call the following members were present: Steve Reece, Randy Merrill, Greg Horn, Todd Munro, and Cheryl Eckelman. Also present: Township Planner, Jamie Kreindler, and Board Secretary, Lori Pegg. Wayne Loudermilk was absent with notice.

Mr. Merrill made a motion to approve the minutes of the May 4, 2022, Board of Zoning Appeals meeting, seconded by Mr. Horn, Mr. Munro abstained. All others voted "AYE."

There were no Continued Hearings.

There was no Old Business.

New Business:

There were two new applications presented to the Board.

Case #999 was called, and the applicant was not present. The Board moved on to Case #1000 giving the applicant more time.

Case #1000 Ray Siegel, ASI Cincinnati, applicant for the property located at 459 Wards Corner Road, Loveland, Ohio 45140 was called, and the notice of public hearing was read. Ms. Kreindler reported that the applicant is requesting a variance to allow one wall sign on the exterior of an accessory structure.

Mr. Siegel presented the design and location of the sign. The accessory structure is located behind the main buildings and is not able to be seen from Wards Corner Rd. Mr. David Lee of Satco, Inc., 457 Wards Corner Road, Loveland Ohio, 45140, described his business as a research and development facility for air cargo container testing. The sign will identify the testing facility to safety services and external customers who visit the facility. Ms. Kreindler presented a PowerPoint of the staff report which included pictures of the sign and proposed locations. She recommended approval of the application, and the public portion of the meeting was closed. There was discussion among the members regarding the size of the sign, and Mr. Siegel verified that it will be approximately 70" x 84" and backlit, but still will not be able to be seen from the road.

Mr. Merrill made a motion to approve the requested variance allowing one wall sign on the exterior of accessory structure not to exceed 70" x 84," seconded by Mr. Munro and all voted "AYE."

The Board recalled Case #999 and agreed to hear the case without the applicant present as the information was complete. The notice of public hearing was read. Jeff Johnson, representing Milford Exempted Village Schools, applicant for the subject property located at 1052 Jer Les Drive, requests a conditional use to operate Boyd E. Smith Elementary School in a R-2 residential area; and access variance from section 5.03C3. Ms. Kreindler presented a PowerPoint of the staff report which included pictures of Jer Les Drive leading into the school. She noted that the school district is only now asking for this conditional use because the zoning code was changed after the school was built and now needed the conditional use to gain approval to build an accessory structure on the property.

Mr. Reece called for any adjoining property owners or interested citizens that wished to speak on the application. Laurie Clark, 5706 Wildflower Court, Milford Ohio, 45140, notes that her property backs up to the school and is questioning the size and location of the accessory structure to be built, as she is concerned that they will be removing trees. The Board explained that the case is to approve the conditional use of operation of a school in a R-2 residential area and not the actual accessory structure. It was noted that the accessory structure is an allowable size for the location, and it will not affect the adjoining properties. Mr. Darryl West, 1044 David Court, Milford Ohio, 45150 inquired as to what the structure is that is being built and will check with the zoning office once a permit has been applied for to obtain that information.

The public portion of the hearing was closed. Mr. Merrill made a motion to approve the conditional use to operate Boyd E. Smith Elementary School, located at 1052 Jer Les Drive, Milford Ohio, 45150, in a R-2 residential area, seconded by Mr. Horn and all voted "AYE."

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Ms. Kreindler presented three new applications to the Board.

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Dylan Kiley Case #1001

The applicant is asking for a variance to build a 2,112 sq ft accessory building on his property where the zoning code only allows up to a 1,200 sq ft building. Mr. Horn made a motion to set the application for public hearing on July 6, 2022, seconded by Mr. Merrill and all voted "AYE."

Chris & Lene Foley Case #1002

The applicant is asking for a variance on the setback of a proposed master suite addition. Mr. Horn made a motion to set the application for public hearing on July 6, 2022, seconded by Mr. Merrill and all voted "AYE."

Trinity Square Tri Ridge, LLC Case #1003

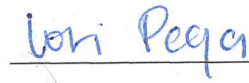
The applicant is seeking a use variance to construct residential townhome units in an industrial zone. Mr. Horn made a motion to set the application for public hearing on July 6, 2022, seconded by Mr. Merrill and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on Wednesday, July 6, 2022, at 7:00 PM.

Respectfully Submitted,



Steve Reece, Chair



Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File