

Held

August 3, 2023

(YEAR)

Report

The Miami Township Zoning commission met in regular session on Thursday, August 3 2023, at 7:00 pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

The meeting was called to order by Chairman Jeff Baumgarth.

The Pledge of Allegiance was led by Mr. Baumgarth.

Upon roll call the following members were present: Jeff Baumgarth, Ed Marcin, Tim Brandstetter, John Rademacher and Karen Wikoff. Also present: Planning & Zoning Administrator Brian Elliff and Board Secretary Lori Pegg.

Mr. Rademacher made a motion to approve the minutes of the June 1 & July 6 meetings, seconded by Ed Marcin. Mr. Rademacher abstained, Ms. Wikoff abstained from the June vote all others voted "AYE."

PUBLIC HEARING

Case #589, Redwood USA, 1200 Block of State Route 28, was called and the notice of public hearing was read.

Mr. Elliff noted the applicant is requesting to rezone the location containing 36.47 acres from "I" Planned Industrial District and "B-2" General Business District to "R-3" Residence District with an "R-PUD" Residential Planned Unit Development ("R-PUD") overlay plan.

The R-PUD would contain 189 ranch style apartments, in 35 building clusters ranging from four to eight units to a building. The overall density would be 5.4 units per acre and be accessed from State Route 28. Mr. Elliff presented a fly over video taken by drone of the property.

Mr. Elliff referenced the Vision 2025 Land Use Plan and the new 2023 Land Use Plan when discussing the viability of the project in this area. Based upon the surrounding uses this is a good project for the area and the impact should be minimal. He also noted that the development will have to comply with all state and county regulations regarding infrastructure.

Greg Thurman, Vice President of Acquisitions at Redwood Homes, gave an overview of the company mission and some of their existing properties, two of which are in Miami Township. He noted they have done extensive studies on neighborhood design for the project and have held a town hall meeting with the residents of Ashton Woods.

Mr. Baumgarth asked for public comments.

Gary Klaus, 6339 Ashford Drive, voiced several concerns, the main being the runoff towards his property and the others on Ashford Drive. Mr. Thurman noted they have a drainage plan to direct 2/3 of the runoff toward the retention pond and plan to construct a detention basin in the area adjacent to the wetlands backing up to Ashford Drive.

Wanda Murray, 6328 Ashford Drive, noted that Mr. Thurman had been very proactive in providing information and seeking input from the residents of Ashford Drive. She asked about a potential start date. Mr. Thurman noted that they would be able to start six months after approval. They will build from the front and anticipate a 3-4 year build to complete the entire project. The units will be rented as they are finished.

There being no more speakers the public comments portion was closed.

RECORD OF PROCEEDINGS

0351

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____, _____ (YEAR)

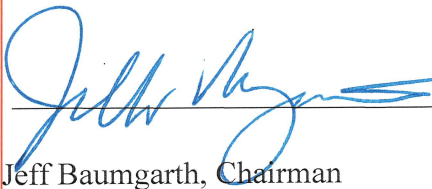
The Board discussed the project and noted that they would like to see more of the water diverted away from Ashford Drive, if possible. Mr. Thurman noted that this is the initial plan for zone change purposes and they will continue to address the drainage issues as the project goes through various stages of approval.

Mr. Marcin made a motion recommending approval of the zone change with the conditions of compliance with the ODOT May 26, 2023, acceptance letter and requirements of the Fire Department, seconded by Tim Brandstetter and all voted "AYE."

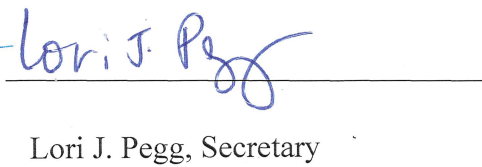
The next meeting is scheduled for September 5, 2023, at 7:00 pm.

There being no other business the meeting was adjourned at 8:03 pm.

Sincerely,



Jeff Baumgarth, Chairman



Lori J. Pegg, Secretary

Cc: file