

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

May 16, 2023

20

The Miami Township Board of Trustees met in a special meeting, on Tuesday, May 16, 2023, for the purpose of hearing Case #586, the rezoning of Residential Properties from Business to Residential and any other business to come before the Board. Mr. Tracy called the meeting to order and led the Pledge of Allegiance. Ms. Wolff made a motion to appoint Mr. Elliff as Clerk for the meeting, seconded by Mr. Schulte and all voted "AYE." Mr. Elliff called the roll, Ken Tracy, Mary Makley Wolff, and Mark Schulte, were in attendance.

Public Hearings: Case #586, Rezoning of Residential Properties from Business to Residential was called and the Notice of Public Hearing was read. Staff research has determined that there are 31 single family residential properties located within Miami Township that are incorrectly zoned "B-2" General Business District or "B-1" Neighborhood Business District. This discrepancy likely dates to 1999, wherein zoning Case #447, "residential" was eliminated as an allowed use in the "B-1" and "B-2" zoning districts.

At its April 6, 2023, meeting, the Zoning Commission recommended that these properties be rezoned to the appropriate single family residential district, which will allow them to remain in keeping with the surrounding residential uses.

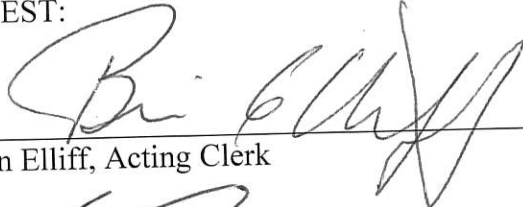
Mr. Elliff presented the details of the case and noted that the discrepancies likely date to 1999, wherein zoning case #447, "residential" was eliminated as an allowed use in the "B-1" and "B-2" zoning districts. He noted there is a reasonable modern concern that if a business were to propose to locate within one of these "residential"- "B-2" or "B-1" properties, it may be difficult to regulate. He also stated, residential use within the "B-2" or "B-1" districts is considered "nonconforming" which sometimes leads to difficulties in transferring the home or obtaining financing. Therefore, staff is recommending that these parcels be re-zoned to the appropriate single family residential district, which will allow them to remain in keeping with the surrounding residential uses.

Several comments in favor were made from the public and staff then presented its recommendation.

Ms. Wolff made a motion to approve the rezoning of the 31 parcels identified in Board of Trustees Resolution 2023-07 to the residential classification stated in the Table (Proposed Zoning Column) contained within Exhibit "A" of the Resolution, seconded by Mr. Schulte and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned at 6:17 p.m.

ATTEST:



Brian Elliff, Acting Clerk



Ken Tracy, Chairperson