

RECORD OF PROCEEDINGS
MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Minutes of

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

MAY 3, 2021

Held

20

The Miami Township Board of Zoning Appeals met in a regular session on Monday, May 3, 2021, at 7:00 p.m. at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

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

Upon roll call the following members were present: Wayne Loudermilk, Steve Reece, Randy Merrill and Tim Brandstetter and Greg Horn. Also present: Township Planner Jeff Uckotter and Board Secretary Nicole Browder.

Mr. Merrill made a motion to approve the minutes of the April 5, 2021, meeting and the motion passed unanimously with all voting "YES".

There were no continued hearings.

Public hearings: Case #982, Doug Feagles of Eagle Custom Homes applicant for the subject property owned by Michael & Nicole Hutzel located at 6578 Seay Court, Loveland, OH 45140, Parcel ID 17217D135, was called and the notice of public hearing was read. Mr. Uckotter stated the applicant requests to allow a rear yard setback of 31' which would be a reduction of four feet from the required 35' rear yard setback for the construction of a 14' x 22' attached covered structure. He presented the staff report and PowerPoint presentation that showed the location of the property, submitted plans and drawings of the proposed structure.

Doug Feagles, 1054 Redbird Road, of Eagle Custom Homes was present and sworn-in. He reviewed the proposed structure plan and referenced the existing golf course berms and trees would provide a natural buffer.

Applicant Mike Hutzel, 6578 Seay Court, shared with the Board that he made contact with his neighbors and they were all in support of the proposed structure and noted their viewpoints were that it would be an improvement, thus an increase in home values.

Chair Munro called for concerned citizens or adjoining property owners present who wished to speak. No persons were in attendance to speak.

Mr. Uckotter presented the staff recommendation for approval of the four-foot variance request to reduce the rear yard setback from 35 feet to 31 feet to site the 308 square foot structure.

The open portion of Case #982 was closed, and the Board held discussion.

Mr. Merrill made a motion in Case #982 to approve the rear yard setback reduction from 35 feet to 31 feet to site the 308 square foot structure, seconded by Mr. Loudermilk with all voting "YES".

CASE#982 ~ VARIANCE REQUEST APPROVED.

New business: Four new applications were presented to the Board.

Terry Parrott, applicant for the subject property located at 541 Sycamore Street, Loveland, Ohio 45140, Parcel ID 172521A303, requests to allow a 27' rear yard setback reduction for the construction of a new storage building for interior storage of vehicles (cars, boats, small camper, etc.). From 40' to 13'.

Mr. Loudermilk made a motion to accept this application as Case #983 and set it for public hearing on June 7, 2021, at 7:00 p.m. and the motion carried unanimously.

John Myers, applicant for the subject property located at Sherwood Drive, Milford, Ohio 45150, Parcel ID 184624.008, requests to allow a front yard setback reduction of ten feet for an attached garage addition. From 50' to 40'.

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Mr. Merrill made a motion to accept this application as Case #984 and set it for public hearing on June 7, 2021, at 7:00 p.m. and the motion carried unanimously.

Wayne Lehker, applicant for the subject property located at 1048 David Court, Milford, Ohio 45150, Parcel ID 184031.080A, requests to allow a front yard setback reduction of 24' to extend an existing front covered porch. From 50' to 26'.

Mr. Loudermilk made a motion to accept this application as Case #984 and set it for public hearing on June 7, 2021, at 7:00 p.m. and the motion carried unanimously.

Joshua Manning, applicant for the subject property located at 6101 Balsam Drive, Milford, Ohio 45150, Parcel ID 1823515D064, requests to allow a 23' rear yard setback reduction for a screened-in porch (from 35 feet to 12 feet).

Mr. Loudermilk made a motion to accept this application as Case #985 and set it for public hearing on June 7, 2021, at 7:00 p.m. 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, June 7, 2021, at 7:00 p.m.

Respectfully submitted,



Steve Reece, Vice Chair



Nicole Browder, Secretary

Sound reference

cc: Board of Zoning Appeals Members BZA
File