

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

November 1, 2023

Held _____

_____20_____

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, November 1, 2023, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chairman 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, Wayne Loudermilk, and Greg Horn. Also present: Township Planner, Jamie Kreindler, and Board Secretary, Lori Pegg.

Mr. Merrill made a motion to approve the minutes of the October 4, 2023, Board of Zoning Appeals meeting, seconded by Mr. Horn. All voted "AYE."

PUBLIC HEARINGS

Case #1031

The Board called Case #1031 Rivergate Properties, applicant for 1002 Heiserman Road. Multiple variances are requested from the following sections of the Miami Township Zoning Resolution:

- MTZR 10.01 – A use variance to construct a storage/warehouse use in a B-1 Neighborhood Business District.
- MTZR 10.05G – A variance to omit pedestrian sidewalk along Heiserman Road.
- MTZR 23.04B6b – A variance to eliminate the permanent landscaped strip in a 15' parking setback.
- MTZR 25.04F – A variance to allow for two principal structures on one lot.

Ms. Kreindler reviewed the application.

The Location is zoned "B-1" Neighborhood Business District and is 3.16 acres in total size. The Property Owner is Rivergate Properties Ltd, the Applicant is Andy Argo, and the Representative is Stan Messerly of MessCo Engineering. The Applicant is requesting multiple variances for the construction of a new storage/warehouse building. The four variances being requested are as follows:

1. Variance from Section 10.01 to allow for storage and warehouse use which is not a principal permitted use in the B-1 district.
2. Variance from Section 10.05G to forgo the installation of sidewalk along Heiserman Road.
3. Variance from Section 23.04B6b to eliminate the permanent landscape strip in the 15' parking setback.
4. Variance from Section 25.04F to allow two principal structures on a single lot.

The Applicant previously completed the Site Plan Review process with staff, which identified the need for the four variances. There is not enough land to rezone the location to industrial, so the applicant's only option to expand the storage/warehouse is a use variance.

Mr. Merrill made a motion to approve the variance as stated in the staff report, seconded by Mr. Loudermilk and all voted "AYE."

NEW BUSINESS

Ms. Kreindler presented the Findings of Fact for Case # 1029. Mr. Merrill made a motion to approve, seconded by Mr. Loudermilk and all voted "AYE."

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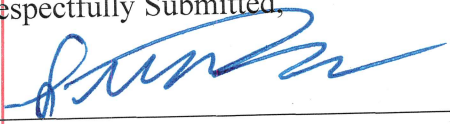
Held _____ 20____

Ms. Kreindler presented the Findings of Fact for Case #1030. Mr. Loudermilk made a motion to approve, seconded by Mr. Merrill and all voted "AYE."

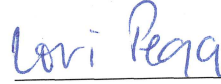
Mr. Loudermilk made a motion to set Case #1032. Midwest Best BBQ, Wards Corner Rd, for hearing on December 6, 2023, seconded by Mr. Horn and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on December 6, 2023.

Respectfully Submitted,



Steve Reece, Chairman



Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File