

## RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

August 14, 2023

20

The Miami Township Board of Trustees met in a special meeting, on Monday, August 14, 2023, for the purpose of continuing the public hearing for Case #587, a Text Amendment to MTZR Chapter 17 to accommodate a proposed multi-family apartment complex and any other business to come before the Board. Mr. Tracy called the meeting to order and led the Pledge of Allegiance.

Mr. Ferry called the roll, Ken Tracy, Mary Makley Wolff, and Mark Schulte, were in attendance.

Public Hearings: Case #587, a Text Amendment to MTZR Chapter 17 to accommodate a proposed multi-family apartment complex continuation was called. Miami Township Zoning Resolution ("MTZR") Chapter 17 contains the State Route 28 Urban Village Planned Unit Development ("SRUV"). This Chapter was adopted in Zoning Case No. 482 (2003) resulting from the recommendations contained in the Miami Township - S.R. 28 Redevelopment/Transformational Plan.

Mr. Elliff gave a summary of the status of Case #587 and described the additional information provided to the Board. He noted that the case was a text amendment and not an approved development plan.

Mr. Wright discussed questions that the Board had at the previous meetings regarding tax implications. Apartments are considered commercial property, and these are valued at \$34,400,000. Hills would pay a total property tax of \$1,142,000, of which 65% goes to schools. The Miami Twp portion would be a net 285,000 with the majority of that going to safety services, between \$229,000 & \$230,000.

Mr. Wright asked the respective safety services departments to anticipate the call volume that this number of apartments can bring. They looked at comparable complexes in other communities and based on conversations with their counterparts, they report 2-3 police runs per month and 2-3 Fire/EMS runs per month. They typically see 1-3 people in these types of complexes and see very small numbers of children. These are not senior apartments or assisted living. Mr. Wright reminded the Board that in 2022 Miami Township had 6100 Fire/EMSs runs and 22,000 Police calls for service.

Mr. Tracy reopened the public comments:

Howard Kuhnell, 5623 Flagstone, mentioned his previous comments to the Board which included traffic, density, water, safety services, topography, diminished greenspace and noise. He stated that in the previous meeting it was noted that these are luxury units with substantial rents, and he recalled that at the last meeting the numbers \$1300, \$1500 and \$1800 were posed as luxury rents and he doesn't believe those are luxury. Redwood is \$2200-\$3600. He expects at that rent it will appeal to families with children which will impact safety services and the school system in a negative way.

Mr. Kuhnell said that he has been told consistently this is a family business, but he has not seen or heard from any family. He noted based on his research that nationally and statistically third generation businesses are more prone to disaster and failure than others. Mr. Tracy reminded the crowd that this discussion is about the text amendment and not the actual developer.

Julie Schutlz, 5892 Stonebridge, noted that she doesn't understand how a five-story building is going to fit in Miami Township. It will backup to a neighborhood of people who have invested in their homes and have been voting in the Township for many years. She has not seen any buildings that Hills has constructed that have abutted up to a family neighborhood. Mr. Tracy reminded the crowd again we are only talking about the text amendment and the actual development will have to come back to the Zoning Commission for approval.



BEAR GRAPHICS 800.325.8094 FORM NO. 16148

Held \_\_\_\_\_ 20\_\_\_\_\_

Ms. Wolff noted that as the zoning on the property currently stands, a seven-story hotel could be constructed there with no restriction. So, it is not the size of the buildings that is being discussed.

Mr. Elliff gave more details on what we are discussing and what is up for approval at this hearing. He gave an overview of the property from the Clermont County Auditor’s website and noted that the closest this development could come to the closest Bridgehaven structure is 300 feet, which is equivalent to a football field and the buffer is dense woods with a ravine.

A number of Bridgehaven residents spoke about their concerns with the development. Several of the residents mentioned not including the buffer zone in the calculations for density, and it was noted that actual development plans will have to come back to Zoning Commission for final approval in the future.

Mr. Michael Copfer, VP of Land Acquisition from Hills Properties introduced Brandon Guttman, the 3<sup>rd</sup> generation of family that has been building and developing properties for over 65 years. He reiterated that their communities are designed to fit in with the communities that they work with. He noted that they traditionally have 1.5 or 1.6 people per unit and they are working with the County on traffic plans as the traffic will affect their residents as well. He also noted the schools will be receiving a lot of tax money that will be brought in by this development.

Mr. Tracy made a motion to close the public portion of the meeting, seconded by Ms. Wolff and all voted “AYE.”

Mr. Elliff made a recommendation to approve the text amendments as presented.

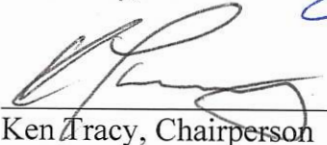
The Board discussed the text amendment and noted that this vote only affects the text amendment, and the developer will have to bring the plan back to Zoning Commission and Board of Trustees for final approval.

Mr. Schulte made a motion to approve the text amendments to Chapter 17 of the Miami Township Zoning Resolution as recommended by the Zoning Commission; a copy of which is attached to the staff report provided to the Board of Trustees in this case for the hearing of July 18, 2023, with the modification that the additional text changes to Section 17.06 appended to the staff report for this August 14, 2023 continuation hearing, and including an additional amendment to the unit count to no more than 80 per building, seconded by Ms. Wolff and all voted “AYE.”

With no further business to come before the Board, the meeting was adjourned at 7:26 p.m.

ATTEST:

  
Eric Ferry, Fiscal Officer

  
Ken Tracy, Chairperson