

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

March 1, 2023

Held

20

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, March 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: Randy Merrill, Greg Horn, Todd Munro, Wayne Loudermilk and Steve Reece. Also present: Township Planner, Jamie Kreindler, Board Secretary, Lori Pegg, and Alternate Board Member, Cheryl Eckelman.

Mr. Loudermilk made a motion to approve the minutes of the February 1, 2023 Board of Zoning Appeals meeting, seconded by Mr. Merrill. Mr. Munro abstained, and all others voted "AYE."

PUBLIC HEARINGS

Case #1017

The Board called Case #1017, Eric Ferry, applicant for 5670 Willnean Drive, Milford, Ohio, 45150. The property owner is requesting to install a 43" tall fence in the front yard of his property. According to Section 8.01C1a of Miami Township's Zoning Resolution, fencing is only allowed on the side and rear yards for interior lots under 40,000 square feet in size.

Ms. Kreindler reviewed the application and noted that the proposed fence is non-privacy and under 6' in height, which meets MTZR Section 8.01C1b. The variance applies to the placement of the fence in the front yard. The fence will extend from the sidewalk to the house and on the left side of the property in front of the existing shed. This appears to be setback more than 10' from the front property lines. The fence is decorative in nature and will enclose flowerbeds.

Mr. Merrill made a motion to approve the variance as stated, seconded by Mr. Munro and all others voted "AYE."

Case #1018

The Board called Case #1018, Brandon Slater, applicant for 1214 Neale Lane, Loveland, Ohio, 45140. The request is a variance from MTZR Section 5.04F, which regulates the maximum size for accessory structures in residential districts. Per Section 5.04F, on lots between one and five acres, the maximum size allowed for an accessory structure is 1,200 square feet. This property is 1.78 acres in total size and the applicant is asking for a variance to build a 1,600 square foot accessory structure in the rear yard.

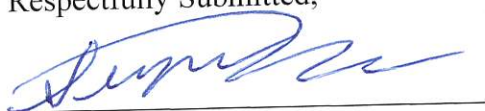
Ms. Kreindler reviewed the application and noted the property is isolated and there is buffering between neighboring properties, so no neighbors will be affected. The owner collects special cars and needs the additional 400 square feet for storage of the cars and seasonal items. Mr. Slater also noted that the structure will match the house as closely as possible.

Mr. Thomas Lake, 1212 Retswood Drive, the property directly behind Mr. Slater's property, addressed the Board with several questions and concerns. Mr. Slater addressed those concerns. The Board reminded Mr. Lake that their role is to determine whether or not to grant a variance on the size of the structure and the other items will be addressed in the permitting stage of the project.

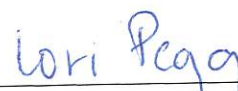
Mr. Merrill made a motion to approve the variance, seconded by Mr. Munro. Mr. Loudermilk voted "NO." All others voted "AYE."

With no further business to come before the Board, the meeting was adjourned at 7:33pm. The next regularly scheduled meeting will be held on Wednesday, April 5, 2023.

Respectfully Submitted,



Steve Reece, Chairman



Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File