

RECORD OF PROCEEDINGS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

MARCH 06, 2024

Held _____ 20 _____

The Miami Township Board of Zoning Appeals met in regular session on Wednesday, March 06, 2024, at 7:00 p.m. at the Miami Township Civic Center. Chairperson Randy Merrill called the meeting to order and led the Pledge of Allegiance.

ROLL

Attending: Randy Merrill, Greg Horn, Wayne Loudermilk, Todd Munro, and Steve Reece.
Also present: Township Planner, Jamie Kreindler; Community Development Co-Op, Mallory Clapp; and Acting Secretary, John Langenheim.

APPROVAL OF MINUTES

Mr. Munro made a motion to approve previous minutes from February 07, 2024, seconded by Mr. Horn. Upon the roll call, all voted "Yes."

COMMON RULES OF CONDUCT

Waived.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS

JERRY CABE – 1224 NEALE LANE – CASE #1038

Mr. Langenheim read the Notice of Public Hearing for Case #1038.

Speakers for the Case were sworn in by Mr. Merrill.

Mr. Merrill called for a summary of the Staff Report.

Ms. Kreindler introduced Ms. Clapp, Community Development co-op from the University of Cincinnati's School of Planning, to assist with presenting the case. The staff summary included a brief PowerPoint presentation, and Ms. Clapp explained that the property is zoned residential and is over two acres in size. She stated that to build an accessory structure in the front yard, there is a minimum setback requirement of 100 feet. The request by Mr. Cabe is to reduce the minimum front yard setback to 60 feet, which is a reduction of 40%. Ms. Clapp presented the applicable zoning section, site plan, elevation drawings, and photos of the property.

Mr. Merrill called for the presentation by the Applicant, which was given by the property owner Mr. Jerry Cabe. Mr. Cabe pointed out that there is an existing swale easement as well as steep topography on the property which makes it difficult to build the accessory structure to code.

Mr. Merrill asked what the slope on the property is, and Mr. Cabe responded about five degrees. Mr. Cabe explained that he spoke with the County Engineer and revised his site plan to show the existing septic system. He shared that downspouts are proposed on the corners of the accessory building.

Mr. Merrill also asked the Applicant to clarify what he considers the front yard, which Mr. Cabe addressed. The Board examined the images of the property as shown on the PowerPoint slides.

There were no adjoining property owners and interested citizens in attendance.

Mr. Merrill asked for the Township staff recommendation. Ms. Clapp said that due to hardships such as the creek running through the property and the placement of the home on an angle, staff recommends approval of the requested variance. The Board did not have any additional questions for the staff.

OLD BUSINESS

None.

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

MARCH 06, 2024

Held _____ 20 _____

NEW BUSINESS

Mr. Munro made a motion to adopt the Findings of Fact and Conclusions of Law for Case #1037, seconded by Mr. Loudermilk. All voted "Yes."

Mr. Loudermilk made a motion to set Case #1039 for public hearing on April 03, 2024, seconded by Mr. Munro. All voted "Yes."

Mr. Horn made a motion to set Case #1040 for public hearing on April 03, 2024, seconded by Mr. Merrill. All voted "Yes."

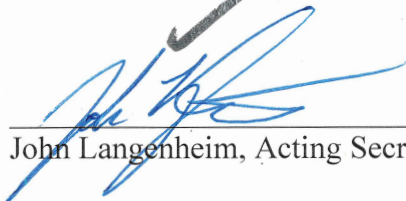
ADJOURNMENT

There being no further business, the meeting was adjourned. The next meeting is scheduled for Wednesday, April 03, 2024, at 7:00 p.m.

Respectfully Submitted,



Randy Merrill, Chair



John Langenheim, Acting Secretary

CC: Board of Zoning Appeals Members, BZA File