

RECORD OF PROCEEDINGS

Minutes of MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

SEPTEMBER 6, 2017

Held _____

20 _____

The Miami Township Board of Trustees met at the Miami Township Civic Center on Wednesday, September 6, 2017 for the purpose of hearing zoning Case #554 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 and Ken Tracy, Mary Makley Wolff and Karl Schultz were in attendance.

Reading of the Common Rules of Conduct was waived.

Case #554, M/I Homes of Cincinnati for Bischof/Cox/Brotherton, was called and the notice of public hearing was read. Mr. Elliff explained the applicant is requesting a R-PUD with the R-2 Single Family Residential underlying zoning for the construction of a subdivision with 29 homes. Mr. Elliff noted the County Planning Commission and Staff recommended approval with the condition that a Sight Distance Analysis be provided for review with the Design Plan submittal to the Clermont County Engineer's Office. Mr. Elliff also noted the Miami Township Zoning Commission recommended approval with the condition that the applicant provide a payment in lieu of sidewalk construction in the amount of \$14,500.00 to Miami Township prior to issuance of a zoning certificate. Mr. Elliff gave a PowerPoint presentation showing the location of the property, the surrounding properties, the zoning of the surrounding properties and the topography. It was explained the 29 lots in the proposed subdivision will have a 70 foot lot width, 30 foot front yard setback, 30 foot rear yard, 7.5 foot side yards, 31% open space where 20% is required and will comply with the R-PUD regulations.

The proponent, Mr. Brad Austing of M/I Homes of Cincinnati, came forward to explain this is a better plan than the last plan. They are reducing the lots by 2 making a 29 lot subdivision, there will be less clearing for more open space and there will be a stub street into the agricultural property. Mr. Austing noted the entry will be very nice and they agree with the payment in lieu of the sidewalk construction. The Board asked if the entrance to the propose subdivision is across from the entrance to the church and Mr. Austing stated it is. The Board stated that is in the dip in the road and asked if there was a plan for a third lane or turn lane. Mr. Jim Watson, of McGill Smith Punshon, came forward and stated the 29 lot subdivision does not warrant a turn lane and there will be a site study per the County's recommendation.

The Board asked for adjoining property owners who wish to speak to come forward. Mr. Bob Winn from the First Baptist Church of Milford came forward to say he is a proponent and thinks it will be a great community. Mr. Winn stated his concern is their school across the street and the traffic safety the increased traffic may cause. Mr. Winn wanted to know if there would be an extra lane, a traffic signal and is concerned with the traffic flow and the safety of the children that go there. The Board stated they are also concerned with the safety of all children and that they rely on the experts at the County and on the decision of staff and the Zoning Commission and they did not feel this development would cause a significant increase in traffic.

There were no other adjoining property owners, there was no correspondence and there were no concerned citizens regarding this case.

Mr. Elliff recommended the Board approve the zone change request for Case #554 with the condition of payment in lieu of sidewalk construction as contained in the staff report.

Mr. Schultz made a motion to close the open portion of Case #554, seconded by Ms. Wolff with all voting "AYE".

The Board discussed the request noting the new plan being better and the stub street into the agricultural property which could eventually develop.

RECORD OF PROCEEDINGS

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

SEPTEMBER 6, 2017

Held _____ 20_____

Mr. Schultz made a motion to approve the rezoning request for Case #554 with the inclusion of the condition of payment in lieu of sidewalk installation in the amount stated in the Staff report, seconded by Ms. Wolff with all voting "AYE".

With no further business to come before the Board the meeting was adjourned at 7:19 p.m.

ATTEST:

Eric Ferry

Eric Ferry, Fiscal Officer

Ken Tracy

Ken Tracy, Chairperson