

Held _____ MARCH 13, 2019 _____ 20 _____

The Miami Township Board of Trustees met at the Miami Township Civic Center on Wednesday, March 13, 2019 for the purpose of hearing Case #565, Athlete Instincts, sign and fence regulation modifications, and any other business to come before the Board. Mr. Shultz called the meeting to order and led the Pledge of Allegiance. Mr. Elliff called the roll and Karl Schultz, Mary Makley Wolff, and Ken Tracy were in attendance.

Reading of the Common Rules of Conduct.

Public hearings: Case #565, Athlete Instincts, was called and the notice of public hearing was read. Mr. Elliff noted the Clermont County Planning Commission and staff recommended approval adopting two of the staff conditions, (1) all existing structure be removed prior to construction, and (2) all proposed landscaping be planted outside of the proposed driveway along Loveland-Miamiville Road. The Miami Township Rural Zoning Commission also recommended approval with one condition to revise the landscaping plan to move the four evergreen trees from the east property line adjoining Shooters to the north boundary adjoining Otterbein to the satisfactory approval of Miami Township staff.

Mr. Elliff shared the staff report and PowerPoint presentation of the case with the Board. The applicant has requested a zone change of one-acre R-1 Residence District property to B-1 Neighborhood Business District.

Andrew Moreira, owner of Athlete Instincts, explained the model of the fitness center is to make working out fun and building relationships with their clients. He noted the busiest times are early to mid-morning and late afternoon to early evening.

Mark Gloyeske, P.E. with Viox & Viox Engineers, stated his company was retained to work on the site plan. He noted that the proposed plan is the best use of space achievable on the one-acre lot.

There were no adjoining property owners, concerned citizens or correspondence regarding this case.

Mr. Elliff recommended the Board approve the zone change request including the condition to relocate the screening trees.

Ms. Wolff made a motion to close the open portion of Case #565, seconded by Mr. Tracy with all voting "AYE".

Mr. Tracy made a motion to approve Case #565 subject to conditions recommended by the zoning commission shifting the tree planting from the east to the northern boundary line, seconded by Ms. Wolff with all voting "AYE".

Mr. Elliff presented the sign revisions to the Board for review and consideration. He stated that in a recent work session the staff brought forward proposed revisions to the sign regulations for Miami Township at the recommendation of the Miami Township Board of Zoning Appeals. He shared a memorandum summarizing the various modified language recommended and reviewed the proposed changes with the Board.

The Board agreed that Mr. Elliff would bring the text changes forward by resolution at the next Trustee Business Meeting.

Mr. Elliff next discussed changes to the fence regulations with the Board. He stated the existing code states that fencing must be of the same material, type and height. There are instances where a section of fencing is proposed as privacy fence with the remaining fence length proposed as split-rail to allow for open views. Staff is currently not able to approve such a fence request under the existing code. The proposed changes include language to allow for a portion of

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

MARCH 13, 2019

Held

20

privacy fence and includes language for the application of fences in the various districts (residential, the Miami Overlay District and PUDs).

The Board agreed that Mr. Elliff would next bring the proposed fence changes to the Miami Township Zoning Commission for their review and recommendation.

With no further business to come before the Board the meeting was adjourned at 7:55 p.m.

ATTEST:

Brian Elliff, Acting Fiscal Officer

Karl Schultz, Chairperson