

Held

APRIL 13, 2020

20

The Miami Township Board of Trustees met in a virtual meeting, as permitted in Bill 197 passed by the Ohio General Assembly, on Monday, April 13, 2020 for the purpose of hearing Case #571 Cooks Crossing Apartments, Major Amendment to its RPUD Zoning, and any other business to come before the Board. Mr. Tracy called the meeting to order and led the Pledge of Allegiance. Mr. Elliff called the roll and Ken Tracy, Mary Makley Wolff and Karl Schultz were in attendance.

Public hearings: Case #571 Cooks Crossing Apartments, Major Amendment to its RPUD Zoning was called and the notice of public hearing was read.

Mr. Elliff reported the Clermont County Planning Commission heard the case on February 25, 2020, had no objections with the proposed amendment and entered a recommendation of approval. The County Planning Commission noted that Clermont County Water Resources Department reported stormwater detention may be required for the proposed clubhouse location.

Mr. Elliff reported the Miami Township Zoning Commission met on March 5, 2020 and heard Case #571. The Zoning Commission entered a recommendation to the Miami Township Board of Trustees to approve Case #571 with two conditions as follows:

1. The site plan approved in this case shall govern the use and development of the property, except the site plan approved in Zoning Case #349 shall remain in effect as well to the extent not modified.
2. The applicant will obtain zoning certificates for all improvements, including already existing improvements that were approved in this plan amendment.

Mr. Elliff shared a PowerPoint presentation of the proposed major amendment to the existing RPUD zoning for Cooks Crossing Apartments that is being requested to add a clubhouse-office-garage structure, swimming pool and other improvements.

Mr. Elliff reported that the Cooks Crossing Apartments was approved in 1987 in Zoning Case #349 and shared an image of the original site plan, a locator map, and zoning map of the parcel and surrounding properties. The applicant's parcel consists of 16.31 acres and 11 buildings exist on the site with 12 units each being approximately 9,500 square feet per building. Photographs of existing views of the proposed area for development were shown, including two existing unpermitted sheds and community sign that are also a part of the request.

Mr. Elliff explained the proposal included the following improvements:

- Construction of a new clubhouse, office and garage (all attached to single building);
- Construction of a swimming pool and deck adjacent to the clubhouse;
- Construction of incidental structures associated with the new pool and clubhouse (fencing, sign, pergola, sidewalk, grill area);
- Construction of additional parking to serve the clubhouse and attendant lighting;
- Installation of a future play area; and
- Installation of new landscaping and privacy fence.

Mr. Elliff stated the applicant is also seeking approval of the following items:

- Adding to the approved plan two sheds existing on the site. One shed to be relocated to the new pool area;
- Adding (or replacing) screening fence and gates to the dumpsters existing on site; and
- Approval of community sign existing on site.

Mr. Elliff reviewed the land use plan for the area where Cooks Crossing Apartments is located. The land use plan, Imagine Miami 2025, recommends "maintain present character" for a portion of the site and "commercial redevelopment" for a portion of the site.

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

APRIL 13, 2020

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

Liz Mowry, on behalf of Cooks Crossing Apartments, gave a PowerPoint presentation on the application. In addition to the attributes of the site that Mr. Elliff shared, Ms. Mowry shared that there are 297 parking stalls and a total of 8.25 wooded acres and the existing floor area (FAR) ratio is 0.14.

Ms. Mowry reviewed the characteristics of the existing apartment buildings which are constructed of brick, aluminum siding, wood balconies and asphalt shingle roofing. She noted that in recent years, renovations to modernize the interior of the apartments included remodeled kitchens and bathrooms (new appliances, cabinets, stone countertops), interior updates of LVT flooring and LED lighting, and in-unit washer and dryer.

Ms. Mowry shared and reviewed the site plan of the proposed improvements, highlighting the location on the parcel for each. She also discussed the approvals being sought for the existing sheds on the property.

Ms. Mowry described the proposed clubhouse as a 1-story building with an attached garage having a total of 3,666 square feet, increasing the FAR to 0.15. She stated the use would be a leasing office, maintenance facilities, tenant club room, and tenant fitness room. A patio with a pergola and grilling area is proposed to create a sense of community, as well as the gated swimming pool for tenants. One existing shed will be repurposed for pool equipment. There will be a dedicated parking lot with 13 new stalls. Landscape buffers with privacy fences to the north and west will also be installed. There will be a sidewalk connection to the east. Wood dumpster enclosures are also planned.

Ms. Mowry shared the lighting plan will include bollards, decorative sconces and parking lot lighting designed for downward illumination that will avoid light spillage to adjacent properties. Some lighting will remain on for safety and security.

Next, Mr. Tracy called for whether correspondence was received regarding the application. No correspondence was received.

Mr. Tracy announced the public comment portion of the meeting and asked for those wishing to speak to submit their name and address.

Michael Roll, 980 Newberry, spoke in opposition to the overall project as it may increase pedestrian traffic of children near and by his home.

Members of the public also present to observe were Kasandra Maynes and David Sturkey.

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

Mr. Elliff recommended approval of the application with the following conditions, as also recommended by the Miami Township Zoning Commission:

1. The site plan approved in this case shall govern the use and development of the property, except the site plan approved in Zoning Case #349 shall remain in effect as well to the extent not modified.
2. The applicant will obtain zoning certificates for all improvements, including already existing improvements that were approved in this plan amendment.

Discussion was held by the Board regarding the stormwater plan. Ben Siembida, the civil engineer for the improvement project, stated that a stormwater analysis has been prepared and will be submitted with the full site report and development package.

Mr. Schultz made a motion to approve the major amendment in Case #571, including the two conditions contained in the staff report, seconded by Ms. Wolff with all voting "AYE".

RECORD OF PROCEEDINGS

222

Minutes of

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

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20

With no further business to come before the Board the meeting was adjourned at 7:52 p.m.

ATTEST:



Brian Elliff, Acting Fiscal Officer



Ken Tracy, Chairperson