

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

OCTOBER 4, 2021

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The Miami Township Board of Zoning Appeals met in a regular session on Monday, October 4, 2021, at 7:00 p.m. at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Vice Chair Steve Reece called the meeting to order and led the Pledge of Allegiance.

Upon roll call the following members were present: Wayne Loudermilk, Randy Merrill, Steve Reece, Tim Brandstetter and Greg Horn. Also present: Township Planner Jeff Uckotter and Board Secretary Nicole Browder.

Mr. Merrill made a motion to approve the minutes of the September 13, 2021, Board of Zoning Appeals meeting, seconded by Mr. Loudermilk with all voting "YES".

Vice Chair Reece swore-in the Township Planner Jeff Uckotter.

There were no continued hearings.

Public hearings: Case #992, Ben Hill, applicant for the subject property located at 558 Miami Trace Court, Loveland, Ohio 45140, was called and the notice of public hearing was read. Mr. Uckotter reported that the applicant requests to allow a four-foot front yard setback reduction for a front covered porch. Front setback 50' to 46'. Mr. Uckotter presented a PowerPoint presentation of the staff report which included the drawings of the proposed porch cover plan and layout, as well as photos of the subject property.

Applicant Ben Hill, 300 Mulberry Meadows Court, Maineville, Ohio 45039, shared that the property owners would like to add the porch cover to provide weather protection for delivered packages as well as for visitors to the home. Mr. Hill noted that the plan and design was inspired by other porch covers in the neighborhood in an effort to aesthetically blend.

Vice Chair Reece called for concerned citizens or adjoining property owners present who wished to speak. There were no persons wishing to speak on the application.

Mr. Uckotter read the staff recommendation to approve the four-foot front yard setback reduction to site the 79.58 square foot attached front porch cover, which will extend 46.7' from the Miami Trace Court right-of-way (50' to 46').

The open portion of Case #992 was closed, and the Board held discussion.

Mr. Brandstetter made a motion in Case #992 to approve the four-foot front yard setback reduction to site the 79.58 square foot attached front porch cover, seconded by Mr. Loudermilk with all voting "YES".

CASE#992 ~ VARIANCE REQUEST APPROVED.

New business: There were three new applications to be presented to the Board:

Fred Rose, applicant for the subject property located at 5642 Pleasant View Drive, requests a side yard setback variance for an attached covered structure.

Mr. Loudermilk made a motion to accept this application as Case #993 and set it for public hearing on November 1, 2021, at 7:00 p.m., seconded by Mr. Merrill and the motion carried unanimously.

Jim Bond of National Illumination and Sign, applicant for the subject property located at 1143 State Route 131, is requesting a setback variance as part of their proposal for a new monument

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sign for the Speedway.

Mr. Merrill made a motion to accept this application as Case #994 and set it for public hearing on November 1, 2021, at 7:00 p.m., seconded by Mr. Loudermilk and the motion carried unanimously.

John E. Dougherty, Jr., applicant for the subject property located at 6584 Oasis Drive is requesting a rear setback for an attached covered porch.

Mr. Merrill made a motion to accept this application as Case #995 and set it for public hearing on November 1, 2021, at 7:00 p.m., seconded by Mr. Brandstetter and the motion carried unanimously.

Resident Patti Tanksly was present in the audience and informed the Board she was observing the meeting format and planned to attend the November 1st meeting regarding her opposition to Case #993. She asked if video could be submitted and shared with the Board at the November meeting, and it was affirmed that the Township could provide the technical accommodations for a flash drive.

With no further business to come before the Board the meeting was adjourned. The next regularly scheduled meeting will be held on Monday, November 1, 2021, at 7:00 p.m.

Respectfully submitted,



Steve Reece, Vice Chair



Nicole Browder, Secretary

Sound reference

cc: Board of Zoning Appeals Members BZA
File