

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

September 7, 2022

Held _____ 20 _____

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, September 7, 2022, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

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

Upon roll call, the following members were present: Randy Merrill, Greg Horn, Todd Munro, Wayne Loudermilk and Steve Reece. Also present: Township Planner, Jamie Kreindler, and Board Secretary, Lori Pegg.

Mr. Merrill made a motion to approve the minutes of the August 3, 2022, Board of Zoning Appeals meeting, seconded by Mr. Horn. All others voted "AYE."

There was one continued hearing.

Case #1007

The Board called Case #1007, Milford Retail Management, Jordan Chapman of ALRIG USA, representative on behalf of Optima Dermatology for the subject property located at 5817-5827 Happy Hollow Road, Milford, Ohio, 45150. Optima Dermatology is requesting four oversized sign variances for the west elevation (115 square foot wall sign; 60 square foot variance) and south elevation (150 square foot wall sign; 42 square foot variance).

Ms. Kreindler reviewed the application and shared that the current location is zoned "I" Planned Industrial Park and currently consists of five separate parcels totaling approximately 1.02 acres in combined size. The existing commercial and residential buildings will be demolished, and one new building will be constructed on the property. The signs being discussed are for the new building.

For single occupancy buildings ranging from 0 to 24,999 square feet, Section 24.07D1b of the Township's Zoning Resolution specifies the permitted size allowance for wall signage as follows: At most, two wall signs may be installed for each building elevation that faces a right-of-way or a primary drive into a building complex. The total sign area for a given building elevation shall not exceed one square foot of sign area per one linear foot of the building elevation length upon which the sign will be located. In total, a maximum of four wall signs may appear on a single occupancy building, even if there are more than two frontages.

Looking at the aerial imagery for the Location, there are four frontages facing ROW or a primary drive. To the east is Happy Hollow Road; to the south is Bypass 28; and to the north and west is Business 28. (Note: Staff made an interpretation favorable to the Applicant that the north elevation has frontage off Business 28 in addition to the west elevation.)

In terms of wall signage, the table below summarizes what the Applicant is allowed and what they are requesting from the Board of Zoning Appeals. In total, the Applicant is requesting four variances to increase the allowed wall sign area for all four elevations of the new Optima Dermatology building.

Elevation	Building Frontage	Allowed Sign Area	Requested Sign Area	Requested Variance
North	108 linear feet	108 square feet	115 square feet	7 square feet
East	55 linear feet	55 square feet	115 square feet	60 square feet
South	108 linear feet	108 square feet	150 square feet	42 square feet
West	55 linear feet	55 square feet	115 square feet	60 square feet

Mr. Tom Tepe, KMK, 1 East 4th Street, Cincinnati, Ohio, spoke on behalf of the applicant noting the reasonings behind the number and size of the wall signs. The location is in a unique spot off the side of the 28 by-pass and located on a small road off Business 28. The signs are requested so clients/potential clients can locate the building coming from all directions.

Ms. Samantha Berder, Director of Real Estate for Optima Dermatology, 875 Middle Road, Portsmouth, NH, presented information on their target market and clientele. She noted that access to dermatology in this area is becoming harder to find and many of their clients will be coming from up to an hour away, so with the location of the building itself, the signage will be important for them to find the office.

The public portion of the hearing was closed.

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The Board discussed several options that could lower the overall size of the variance request including ~~removing some signs and decreasing the size of others.~~ Ms. Kreindler reviewed the zoning code and noted the allowable signage area is 326 square feet and the request from Optima Dermatology is a total of 495 square feet. The sign on the North side of the building which was a total of 115 square feet was deemed not really needed as the business will be allowed a large monument sign and visitors will already be upon the building. Decreasing the size of the east facing wall sign to meet code was discussed and agreed upon by the applicant.

The public portion of the hearing was closed.

Mr. Merrill made a motion to approve two oversized sign variances for the west elevation (115 square foot wall sign; 60 square foot variance) and south elevation (150 square foot wall sign; 42 square foot variance). Seconded by Mr. Munro and all voted "AYE."

PUBLIC HEARINGS:

Case #1009

The Board called Case #1009, Glen & Eleane Meert, applicants for the subject property located at 340 Center Street, Miami, Ohio, 45147. The applicants are requesting a setback reduction variance to construct a new covered porch on a corner lot.

Ms. Kreindler reviewed the application and shared that the Location is zoned "MPBD" Miami Planned Business Development Overlay District and is approximately .11 acres in total size. The Property Owners are requesting a setback reduction variance to replace a deteriorating porch on a corner lot. Per Miami Township Zoning Resolution Section 26.02C4, the setbacks from each street right-of-way (ROW) on corner lots shall be 10'.

The Location is at the intersection of Third Street and Center Street in the Miami neighborhood, and the current porch is facing Third Street approximately 4' off the ROW line. The Property Owners/Applicants are requesting relief from Section 26.02C4 to remove the existing porch and build a new slightly larger structure with a covered roof. The new structure would extend farther into the 10' setback requirement, thus a variance is needed for the Applicants to move forward with their project as presented. The proposed dimensions for the new covered porch are 9' x 14' with side stairs.

Mr. Glen Meert, applicant, outlined the project and noted that they are trying to improve the safety of the porch and are only slightly expanding the size of the existing non-conforming structure. He gave a brief history of the building, originally the General Store in Miami. He and his wife are in the process of rehabbing the home.

The public portion of the hearing was closed.

Mr. Merrill made a motion to approve a setback reduction variance up to 0' off the ROW facing Third Street to construct a new covered porch, seconded by Mr. Loudermilk and all voted "AYE."

NEW BUSINESS:

Ms. Kreindler presented Case #1010, Deborah Tucker, to be scheduled for the Wednesday, October 5, 2022, meeting.

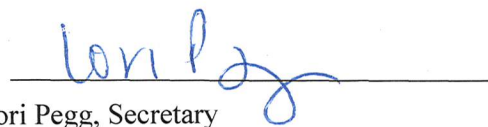
Mr. Horn made a motion to set Case #1010 for Public Hearing on October 5, 2022, seconded by Mr. Loudermilk and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on Wednesday, October 5, 2022, at 7:00

Respectfully Submitted,



Steve Reece, Chairman



Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File