

## RECORD OF PROCEEDINGS

Minutes of

Meeting

## MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

June 7, 2023

Held \_\_\_\_\_

\_\_\_\_\_20\_\_\_\_\_

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, June 7, 2023, 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: Wayne Loudermilk, Todd Munro, and Alternate Cheryl Eckelman. Also present: Township Planner, Jamie Kreindler, and Board Secretary, Lori Pegg.

Mr. Loudermilk made a motion to approve the minutes of the May 3, 2023, Board of Zoning Appeals meeting, seconded by Mr. Munro. Mr. Reece abstained, and all others voted "AYE."

## PUBLIC HEARINGS

Case #1021

The Board called Case #1021, Dr. Brian Vance, applicant for 912 State Route 28, Milford, Ohio, 45150. Mr. Loudermilk made a motion to waive the reading of the Notice of Public Hearing, seconded by Mr. Munro and all voted "AYE." The property owner is requesting a variance to install front yard fencing at Vance Dentistry. As fences are considered accessory structures by zoning standards, they are prohibited in the front yard.

Ms. Kreindler reviewed the application and noted the applicant has been having difficulties dealing with parking overflow from properties on either side of his lot for some time. He has tried to remedy it with landscaping and towing signs, but it has not worked.

Dr. Vance needs adequate and accessible parking to conduct his dentistry business, which serves the elderly and families with young children. He believes that the best solution is to install quality fencing to prevent outside patrons of neighboring businesses from using his parking lot. He does not believe this will have a negative impact on surrounding properties. "Upon examination of areas between properties, a fence would represent no interference to any business involved." Staff agrees with this assessment.

Mr. Munro made a motion to approve the variance as stated, seconded by Mr. Loudermilk and all voted "AYE."

Case #1022

The Board called Case #1022, John McAllister, applicant for State Route 131 (Parcel # 182404H158.), Milford, Ohio, 45150, and the Notice of Public Hearing was read. Mr. McAllister is requesting a use variance from MTZR Section 7.02, which regulates the Principal Permitted Uses in the "R-3" Residence District.

Mr. McAllister has owned Little Miami Landscape for over 23 years and would like to operate the business at this Location. In his application, he writes the following: "Over time we have expanded our business to include a nursery where we purchase and grow trees and shrubs that we use for our customers landscaping needs. We also offer the same trees and plants at a good price to the general public. We intend to purchase the property located on SR 131 next to the VFW hall to develop it into an attractive location suitable for our needs if the variance is granted."

Ms. Kreindler reviewed the application and noted that due to the location being directly off State Route 131, the size of the property being under one acre and the minimum zoning regulations governing residential development, there are restrictive conditions unique to this site that are not

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always found in the same zoning district. When you consider the property line setback and the location of a flowing creek, it makes this property unsuitable to build a home on.

Mr. Munro made a motion to approve the use variance and site plan as presented, seconded by Ms. Eckelman and all voted "AYE."

NEW BUSINESS

Ms. Kreindler presented Case #1023, James Palmer, applicant for 5887 Eastern Avenue, to be scheduled for the Wednesday, July 5, 2023, meeting.

Mr. Loudermilk made a motion to set case #1023 for hearing on July 5, 2023, seconded by Mr. Munro 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, July 5, 2023.

Respectfully Submitted,

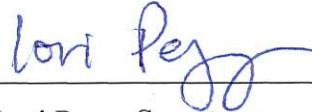
  
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~~Steve Reece, Chairman~~

~~Wayne Loudermilk~~

Steve Reece, Chairman

cc: Board of Zoning Appeals Members, BZA File

  
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Lori Pegg, Secretary