

RECORD OF PROCEEDINGS

Minutes of

~~MIAMI TOWNSHIP BOARD OF ZONING APPEALS~~

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

JULY 02, 2025

20

The Miami Township Board of Zoning Appeals met in regular session on Wednesday, July 02, 2025, at 7:00 p.m. at the Miami Township Civic Center. Chairperson Randy Merrill called the meeting to order and led the Pledge of Allegiance.

ROLL

Attending: Randy Merrill, Todd Munro, Steve Reece, Greg Horn, and Wayne Loudermilk. Also present: Township Planner Jamie Kreindler, Community Development Co-Op Anupadma Ramachandran, and Board Secretary Kelly Gibson.

APPROVAL OF MINUTES

Mr. Reece made a motion to approve the previous minutes from June 04, 2025, seconded by Mr. Loudermilk. Upon the roll call, all voted "Yes."

COMMON RULES OF CONDUCT

Waived.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS**ROBERT LUCKE GROUP – 407 WARDS CORNER ROAD – CASE #1066**

Mrs. Gibson read the Notice of Public Hearing for Case #1066. The Applicant is requesting a variance to not install a new sidewalk along Wards Corner for the entire length of the development, Trailside Estates Subdivision. Speakers for the case were sworn in by Mr. Merrill, and Mr. Merrill called for a summary of the Staff Report.

Ms. Kreindler introduced Ms. Ramachandran, and Ms. Ramachandran explained that the Location is zoned "R-1" Residence District and is a combined total of 28.77 acres. The Property Owner is David H. Todd Trustee and Todd Hawley Jr. The Applicant is Scott Lucke of Robert Lucke Group, and the Representative is Steve Goessling. According to Miami Township Zoning Resolution (MTZR) Section 25.08C: In any case where a platted subdivision or multi-family development abuts a collector or arterial street, sidewalks shall be provided along the collector or arterial for the entire distance the property abuts said street.

Ms. Ramachandran continued, stating that there are no existing sidewalks to connect to, so the variance is unlikely to be of detriment to adjoining property owners. Further, the Deputy Engineer of Clermont County has recommended that sidewalk NOT be installed at this location due to the nature of the road and right-of-way. The site plan was shown to the Board. There were no further questions for Ms. Ramachandran.

Mr. Merrill asked the Applicant to present their case. The Applicant addressed the Board and reiterated his reasoning for not installing the sidewalk. The Applicant went on to introduce an alternate pathway to the Board. The proposed pathway is intended to be installed on private property, connecting from the entrance at Trailside Drive towards Lewis Road. This aligns with the Township's 2023 Land Use Plan which envisions Lewis Road and part of Wards Corner Road as a Targeted Future Connection within the community. Finally, the applicant stated that the pathway would be maintained by the subdivision's HOA.

There were no adjoining property owners or interested citizens in attendance. Mr. Merrill asked for the Township Staff Recommendation. Ms. Kreindler recommended approval of the variance, stating that the hardship criteria are reasonably met.

The open portion of the hearing was closed, and Mr. Merrill called for discussion. Everyone agreed that the request was reasonable.

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Mr. Munro made a motion to approve the variance in Case #1066, on the condition that a hard surface would be installed as an alternative pathway. Mr. Reece seconded the motion. Upon roll call, all voted "Yes."

OLD BUSINESS

None.

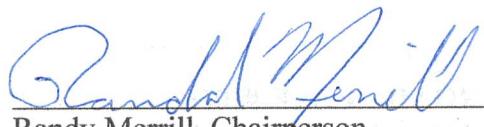
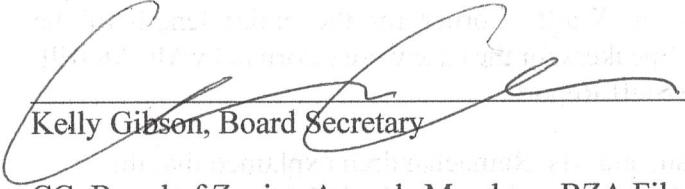
NEW BUSINESS**ROBERT LUCKE GROUP – 407 WARDS CORNER – CASE #1066**

None.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully Submitted,


Randy Merrill, Chairperson
Kelly Gibson, Board Secretary

CC: Board of Zoning Appeals Members, BZA File