

**RECORD OF PROCEEDINGS**

Minutes of

**MIAMI TOWNSHIP BOARD OF ZONING APPEALS**

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

**JANUARY 07, 2026**

Held \_\_\_\_\_

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

The Miami Township Board of Zoning Appeals met in regular session on Wednesday, January 07, 2026, 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, Steve Reece, Todd Munro, Greg Horn, and Wayne Loudermilk. Also present: Township Planner Allison Bahr and Planning and Board Secretary Kelly Gibson.

**APPROVAL OF MINUTES**

Mr. Loudermilk made a motion to approve the previous minutes from December 03, 2025, seconded by Mr. Horn. Upon the roll call, all voted "Yes," except for Mr. Munro and Mr. Reece, who abstained.

**COMMON RULES OF CONDUCT**

The common rules of conduct were waived based on attendance.

**CONTINUED HEARINGS**

None.

**PUBLIC HEARINGS****SEAN AND MEGAN SULLINS – 6105 SECOND STREET – CASE #1070**

Mrs. Gibson read the Notice of Public Hearing for Case #1070. The Applicant is requesting a rear yard setback variance as well as a variance for parking forward of the rear yard for a new Single-Family Home in Miami. Speakers for the case were sworn in by Mr. Merrill, and Mr. Merrill called for a summary of the Staff Report.

Mrs. Bahr explained that the Location is zoned "MPBD" Miami Planned Business Development Overlay District and is 0.3837 acres in total size. The Property Owner and Applicant is Sean and Megan Sullins. The representative contact is David Adams. The Applicant is proposing to build a New Single-Family Dwelling with an attached side-entry garage at the Location. As shown in the location site plan below, the three parcels have been consolidated for one usable lot. The proposed residence setbacks are 10' front yard setback, 50' side yard setback and a 31'10" rear yard setback requiring a variance. The Miami Township Zoning Resolution Chapter 26 restricts modification to the minimum requirements to a rear yard 35' setback provided that adequate landscape buffer is provided and parking being limited to the rear of the property. The Applicant is requesting a variance to allow this proposed dwelling to be built into the rear setback and parking to be located forward of the rear yard.

The site plan was shown to the Board. There were no further questions for Mrs. Bahr.

Mr. Merrill asked the Applicant to present their case. Mr. Sean Sullins addressed the Board and stated that he had recently moved to the Miami area and that he and his wife had become very fond of the area. His explanation for the variance was that the typical limitations involved with the architectural and landscaping aspects of the area currently prevent enough space to include adequate parking for their home.

A representative from Drees Homes, the builder, also spoke, stating that the situation is unique, but the variances would be conforming to the area, and he agrees with the report of the Township Planner.

Mr. Merrill asked Mrs. Bahr for clarification on the nature of the request and Mrs. Bahr restated the variance requests. Mrs. Bahr also mentioned that there was a previous case in the same area with very similar requests. Mr. Merrill asked how large the setback requests were, and the Drees representative answered by restating the measurements above and stating that it is a common front porch accommodation for the area.

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Mr. Merrill called for any adjoining property owners and interested citizens in attendance who would like to speak. Mr. Glen Meert of 340 Center St. in Miamiville was sworn in by Mr. Merrill and stated that he owns the adjoining property within the Business Overlay District and that one of the reasons he bought the house was to turn it into a restaurant with parking. Mr. Meert asked how putting a house right up against his property would affect his business plans and is confused about the methodology of allowing houses to be built in a Business District.

Mr. Merrill said that overlay districts are usually more stringent than other districts on things like setbacks and that this is meant to serve as an extra layer of protection for the community.

Mrs. Bahr read from the Miami Township Zoning Resolution, stating that the overlay establishes requirements and procedures for approval for residential and business developments within the district in order to establish compatible land uses and maintain the Miamiville B-2 district as being residential, promote development compatible with existing town buildings and layout of the community, and maintain accessibility and traffic flow so as to reduce public health and safety hazards.

There were no further questions for the applicant.

Mr. Merrill asked for the Township Staff Recommendation. Mrs. Bahr recommended approval of the variance with the condition that the structure be constructed in accordance with the submitted plan.

The open portion of the hearing was closed, and Mr. Merrill called for discussion. There were no further comments.

Mr. Reece made a motion to approve the variance requests in Case #1070 with the conditions outlined by Mrs. Bahr. Mr. Munro seconded the motion. Upon roll call, all voted "Yes."

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

Jamie and Seth Bryant Case #1071  
478 Boots Ln. Parcel# 172520D351

Mrs. Bahr introduced the case as complete and distributed the materials. The applicant is requesting a front yard variance for a new single-family residence.

Mr. Reece made a motion to set the case for public hearing on February 04, 2026.

Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

#### **BOARD REORGANIZATION AND SWEARING-IN**

Mr. Reece made a motion to nominate Mr. Horn as Chair for the 2026 and 2027 term. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes," except for Mr. Horn, who abstained.

Mr. Merrill made a motion to nominate Mr. Munro as Vice Chair for the 2026 and 2027 term. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes," except for Mr. Munro, who abstained.

All members of the Board were sworn in by Secretary Kelly Gibson.

#### **ADJOURNMENT**

There being no further business, Mr. Munro made a motion to adjourn. Mr. Horn seconded the motion. Upon roll call, all voted "Yes." The meeting was adjourned at 7:20 p.m.

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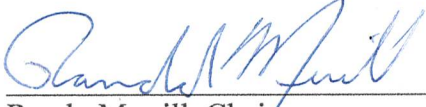
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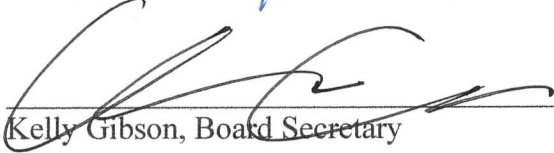
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Respectfully Submitted,



Randy Merrill, Chairperson



Kelly Gibson, Board Secretary

CC: Board of Zoning Appeals Members, BZA File