

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held _____

FEBRUARY 04, 2026

_____20_____

The Miami Township Board of Zoning Appeals met in regular session on Wednesday, February 04, 2026, at 7:00 p.m. at the Miami Township Civic Center. Chairperson Greg Horn called the meeting to order and led the Pledge of Allegiance.

ROLL

Attending: Greg Horn, Todd Munro, Randy Merrill, Cheryl Eckelman, and Wayne Loudermilk. Also present: Township Planner Allison Bahr and Planning and Board Secretary Kelly Gibson.

APPROVAL OF MINUTES

Mr. Merrill made a motion to approve the previous minutes from January 07, 2026, seconded by Mr. Munro. Upon the roll call, all voted "Yes."

COMMON RULES OF CONDUCT

The common rules of conduct were waived based on attendance.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS

SETH AND JAMIE BRYANT – 478 BOOTS LN – CASE #1071

Mrs. Gibson read the Notice of Public Hearing for Case #1071. The Applicant is requesting a front yard setback variance for a new single-family dwelling. Speakers for the case were sworn in by Mr. Horn, and Mr. Horn called for a summary of the Staff Report.

Mrs. Bahr explained that the Location is zoned "R-1" Residence District and is 1.196 acres in total size. The Property Owner and Applicant are Jamie and Seth Bryant. The representative contact is Ronald Naber. The Applicant is proposing to build a new Single-Family dwelling at the Location. The Location is narrow and contains a steep slope with a creek in the rear of the property as seen on the Location site plan below. The proposed residence setbacks are 35-foot front yard setback needing a variance, 10-foot left side yard setback, 26.9-foot right yard setback and a 249.7-foot rear yard setback. The Miami Township Zoning Resolution Chapter 5 restricts the front yard setback of a principal building to the minimum yard requirement of 50 feet. The Applicant seeks approval for a 15-foot variance to allow a front yard setback of 35 feet.

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

Mr. Horn asked the Applicant to present their case. Mr. Ronald Naber addressed the Board and stated that the land in question is extremely steep.

There were no further questions for the applicant, and no adjoining property owners nor interested citizens in attendance.

Mr. Horn asked for the Township Staff Recommendation. Mrs. Bahr recommended approval of the variance absent additional determinative factors and that the hardship criteria are reasonably met.

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

Mr. Munro made a motion to approve the variance request in Case #1071. Mr. Merrill seconded the motion. Upon roll call, all voted "Yes."

OLD BUSINESS

None.

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NEW BUSINESS

Dirk and Diana Berard Case #1072
1104 Valley Forge Rd Parcel# 184638A025

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

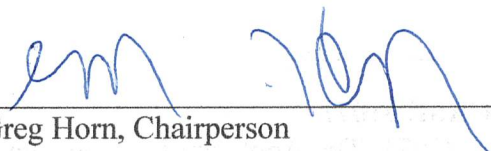
Mr. Munro made a motion to set the case for public hearing on March 04, 2026.

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

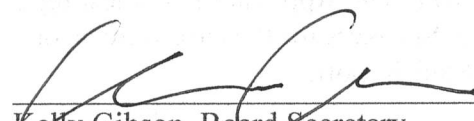
ADJOURNMENT

There being no further business, Mr. Horn adjourned the meeting at 7:08 p.m.

Respectfully Submitted,



Greg Horn, Chairperson



Kelly Gibson, Board Secretary

CC: Board of Zoning Appeals Members, BZA File