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MIAMI TOWNSHIP

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MIAMI TOWNSHIP BOARD OF TRUSTEES NOTICE OF DECISION JULY 12, 2021

Notice is hereby given that the Miami Township Board of Trustees met on Monday, July 12, 2021 and voted on the following cases:

Todd Property – Maronda Homes ~ Case#580
(Major RPUD Amendment), 34.58 acres, located on Todd Farm Lane, parcels 182518C231 and 182518C104.

APPROVED WITH THE CONDITIONS THAT:

1. Sidewalk shall be installed along the portion of Loveland Miamiville Road consistent with the recommendation in the staff report and shall be in place by the time zoning certificates have been issued for 50% or more of the proposed single family homes in the R-PUD subdivision.
2. Sidewalk shall be waived along the portion of Loveland Miamiville Road, consistent with the recommendation in the staff report.
3. The developer shall pay to Miami Township an “in lieu of sidewalk” fee in an amount approved by the Township Administrator for sidewalk waived along Loveland Miamiville Road. Such fee will be due at the time of application for the first zoning certificate for the development.
4. A Final Development Plan will be submitted containing these revisions:
 - a. Detail on the pedestrian trail and construction
 - b. Detail on the trail stream crossing and connection to Loveland Miamiville Road
 - c. Detail on installation of the sidewalk along Loveland Miamiville Road
 - d. Detail on the indicated open air community shelter.
5. Open space areas shown beyond the plan’s grading limits shall remain undisturbed woodlands except as graded for detention facilities approved by Clermont County.
6. The proposed Woodland Trail shall be constructed and be in place no later than by the time zoning certificates have been issued for 50% or more of the proposed single family homes in the R-PUD subdivision. Staff may approve an alternative pathway route if necessary and/or more feasible as determined by final engineering.
7. The lot typical illustration on Sheet 2/4 of the plan shall be revised to show a 25’ rear yard setback.

8. Regarding the “Property Note” on sheet 1 /4, if a portion of lot 55 is transferred to the adjoining property owner as indicated, the portion so transferred shall remain zoned “R-PUD”, however, it may be used in accordance with the “R-1” regulations.
9. Staff is given latitude to make plan modifications such as to roads, road alignment and lots, but may also bring the case back for amendment if deemed necessary.

If you have any questions regarding this decision, you may contact the Planning & Zoning Administrator, Brian Elliff at (513) 248-3731.

cc: Zoning Commission
Board of Trustees
Planning & Zoning Administrator
Fiscal Officer
File