

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

October 10, 2022

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The Miami Township Board of Trustees met in a special meeting, on Monday, October 10, 2022, for the purpose of hearing Case #581, Bockman Property – Beaver Creek Site Management (Rezoning from “I” Planned Industrial District to “R-1” Residence District with PUD overlay), and any other business to come before the Board. Mr. Tracy called the meeting to order and led the Pledge of Allegiance. Mr. Ferry called the roll, Ken Tracy and Mary Makley Wolff, were in attendance.

Public Hearings: Case #581, Bockman Property – Beaver Creek Site Management, LLC (Rezoning from “I” Planned Industrial District to “R-1” Residence District with PUD overlay), 142.09 acres, located at State Route 131 and Deerfield Road, parcels 1824048B028, 182404C016 (part), 182404C040, 182404H153 (“location”) was called and the notice of public hearing was read. The Case has been resubmitted because the list of notified adjoining property owners was incomplete for the previous hearing.

Mr. Elliff noted that the Clermont County Planning Commission reviewed the case on February 22, 2022. The commission adopted a motion recommending approval including staff conditions and the county subdivision requirements. He distributed the staff report which is the same as previously submitted.

Mr. Elliff presented zoning information for the area, which includes industrial, residential, mobile home and, agricultural use. The property appears to have been designated for industrial purposes in 1960, from the time of zoning adoption in Miami Township. The Imagine Miami vision 2025 Comprehensive Land Use Plan (“Land Use Plan”) proposed single family residential and/or higher density single family residential for the location. The proposed subdivision is consistent with the recommendations.

The plan characteristics were reviewed by Mr. Elliff as follows: 213 Single Family Units on the 142.09 acres which allows for a gross density of 1.5 units per acre (maximum allowed 2.18 UPA) and 60.61 acres of open space (42.6%, 20% required). Lots 1-130 will offer a 70 ft maximum lot width and 10,000 sq ft lot size while lots 131-213 will offer an 80 ft maximum lot width and 12,000 sq ft lot size. The setbacks will be 40 ft for the front yard, 7.5 ft for side yards and 30 ft for rear yards. These are nice size lots and a substantial amount of open space.

Mr. Tracy called for any correspondence received for Case #581. Mr. Ferry noted two pieces of correspondence that had been read in the past regarding noise and storm water runoff which have been addressed.

Mr. Tracy asked for any public comments. Mr. Alan Margolies, 1648 State Route 131, noted that he was the adjoining property owner that was not notified. The Board apologized and noted that is the reason for the rehearing of this case. Mr. Herb Doolan, 5889 Deerfield Road, asked about the widening of Deerfield Road and excessive storm water drainage on his property. Ms. Karen Brandenburg, owner of the commercial property at 1700 State Route 131, asked about the proximity of the homes to the rear of her property which is used for industrial storage. She is trying to be proactive and address the fact that several of the houses that border her property will be able to see the storage and doesn’t want complaints to come down the road.

Mr. Tracy thanked the residents for their comments, closed the open portion of the meeting and asked for the staff recommendation.

The Staff recommendation is that the Zoning Commission adopt a motion recommending APPROVAL to the Board of Trustees including the following conditions:

1. A payment in lieu of sidewalks shall be made to Miami Township equivalent to the cost of the sidewalk span waived for the portion of State Route 131 that adjoins the Location.
2. All amenities and landscaping shall be timely installed relative to permits being issued by section.

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Mr. Elliff also noted that if there is a concern that the storage behind Ms. Brandenburg's business will be unsightly for several of the property owners in that area, the Board can add a condition for additional screening.

The Board discussed the issues of traffic and access on Deerfield Road and noted that the Clermont County Engineer's Office is responsible for decisions made regarding those issues on County roads and are aware of resident's concerns.

Ms. Wolff made a motion to close the open portion of the meeting, seconded by Mr. Tracy with all voting "AYE".

Ms. Wolff made a motion in Case 581 to approve the application with the two conditions as outlined in the staff report and add a third condition that additional screening be added to the rear of the lots adjoining the business property (Custom Built Crates), seconded by Mr. Tracy and all voted "AYE".

CASE 581 – APPROVED WITH CONDITIONS.

With no further business to come before the Board, the meeting was adjourned at 6:53 p.m.

ATTEST:


Eric Ferry, Fiscal Officer


Ken Tracy, Vice-Chairperson