

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

May 3, 2023

Held _____ 20 _____

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, May 3, 2023, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Vice Chairman Randy Merrill called the meeting to order and led the Pledge of Allegiance.

Upon roll call, the following members were present: Randy Merrill, Greg Horn, Wayne Loudermilk and Cheryl Eckelman. Also present: Township Planner, Jamie Kreindler, and Board Secretary, Lori Pegg.

Mr. Loudermilk made a motion to approve the minutes of the April 5, 2023 Board of Zoning Appeals meeting, seconded by Ms. Eckelman, Mr. Merrill abstained and all others voted "AYE."

PUBLIC HEARINGS

Case #1019

The Board called Case #1019, Triumph Signs, applicant for 1188 State Route 131, Milford, Ohio, 45150, and the Notice of Public Hearing was read. The property owner is requesting a variance from MTZR Section 24.07D1a, which regulates the sizing and location of monument signs in office zones. This section specifies that the minimum setback requirement is ten feet from any right-of-way or property line. The variance request is to eliminate the setback requirement, allowing the new monument sign to be installed 0' from the front property line/right-of-way.

Ms. Kreindler reviewed the application and noted that the State of Ohio right-of-way is approximately 10' wide and directly in front of the location. It appears that there is enough room for vehicles to pull forward in the driveway apron and visibly see the road. Considering that there are no plans to widen State Route 131 in the future, this indicates that the 10' wide State right-of-way will be preserved. Based upon these facts the monument sign will not interfere with the safe movement of traffic.

The dimensions of the proposed monument sign are to code. A zoning certificate was previously issued for the sign with a 10' setback off ROW in October 2022. However, the Property Owner determined this to negatively impact the driver's line of sight when driving westward on SR 131. This prompted them to request the 0' setback variance.

Ms. Eckelman made a motion to approve the variance as stated, seconded by Mr. Loudermilk and all voted "AYE."

Case #1020

The Board called Case #1020, Robert Martin, applicant for 1295 Betty Lane, Milford, Ohio, 45150, and the Notice of Public Hearing was read. The property owner is requesting a variance from MTZR Section 5.04F, which regulates the maximum size for accessory structures in residential districts. Per Section 5.04F, on lots between one and five acres, the maximum size allowed for an accessory structure is 1,200 square feet. The Applicant would like to double this size allowance to 2,400 square feet to construct a 48' x 50' garage at the end of his driveway in the rear yard.

Ms. Kreindler reviewed the application and noted that accessory structures for vehicles, storage and the like are customary uses in residential neighborhoods. Also, Section 5.04G states: "Accessory structures shall not occupy more than 30% of the rear yard." Currently, the Property Owner has a lot of open space in their backyard. The side and rear setbacks exceed the

Held _____ 20_____

Township’s minimum requirement of 10’ and there are trees in the backyard that provide buffering between neighboring properties, so adjoining property owners should not be affected.

Mr. Carl Douglas spoke on behalf of his mother, Mary Douglas, of 1285 Betty Lane. Their concern is screening and the view in the fall/winter months when the trees lose their leaves. The applicant has already planted vegetation for screening that will provide a buffer when matured.

Mr. Loudermilk made a motion to approve the variance as stated, seconded by Ms. Eckelman and all voted “AYE.”

NEW BUSINESS

Ms. Kreindler presented Case #1021, Dr. Brian Vance, applicant for 912 State Route 28, to be scheduled for the Wednesday, June 7, 2023, meeting.

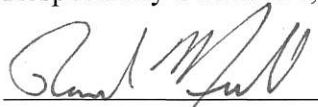
Mr. Loudermilk made a motion to set case #1021 for hearing on June 7, 2023, seconded by Mr. Horn and all voted “AYE.”

Ms. Kreindler presented Case #1022, John McCallister, applicant for State Route 131, to be scheduled for June 7, 2023.

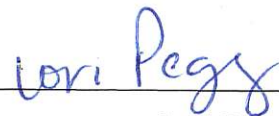
Mr. Horn made a motion to set case #1022 for hearing on June 7, 2023, seconded by Mr. Loudermilk and all voted “AYE.”

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on Wednesday, June 7, 2023.

Respectfully Submitted,



Randy Merrill, Vice Chairman



Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File