

September 11, 2023

Held

20

The Miami Township Board of Trustees met in a special meeting, on Tuesday, September 11, 2023, at 6:00 p.m., to hear Case #589, Redwood USA, 1200 Block of State Route 28.

Ms. Wolff called the meeting to order and led the Pledge of Allegiance.

Mr. Ferry called the roll, Mary Wolff, and Mark Schulte, were in attendance.

Public Hearings

Case #589, Redwood Homes, 1200 Block of State Route 28, a request to rezone the location containing 36.47 acres from "I" Planned Industrial District and "B-2" General Business District to "R-3" Residence District with an "R-PUD" Residential Planned Unit Development ("R-PUD") overlay plan, was called and the notice of public hearing was read.

Mr. Elliff noted the applicant is requesting to rezone the location containing 36.47 acres from "I" Planned Industrial District and "B-2" General Business District to "R-3" Residence District with an "R-PUD" Residential Planned Unit Development ("R-PUD") overlay plan.

The R-PUD would contain 189 ranch style apartments, in 35 building clusters ranging from four to eight units to a building. The overall density would be 5.4 units per acre and be accessed from State Route 28. Mr. Elliff presented a fly over video taken by drone of the property.

Mr. Elliff referenced the Vision 2025 Land Use Plan and the new 2023 Land Use Plan when discussing the viability of the project in this area. Based upon the surrounding uses this is a good project for the area and the impact should be minimal. He also noted that the development will have to comply with all state and county regulations regarding infrastructure.

Greg Thurman, Vice President of Acquisitions at Redwood Homes, gave an overview of the company mission and some of their existing properties, two of which are in Miami Township. He noted they have done extensive studies on neighborhood design for the project and have held several town hall meetings with the residents of Ashton Woods.

There were no public comments.

Mr. Elliff recommended approval of the project.

Mr. Schulte made a motion to close the open portion of the meeting, seconded by Ms. Wolff and all voted "AYE."

Mr. Schulte made a motion to approve case #589 as recommended by the Zoning Commission with the conditions of compliance with the ODOT May 26, 2023, acceptance letter and requirements of the Fire Department, seconded by Ms. Wolff and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned at 6:29 p.m.

ATTEST:


Eric Ferry, Fiscal Officer


Mary Wolff, Vice-Chairperson