

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF TRUSTEES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held _____

JANUARY 12, 2026

_____20_____

The Miami Township Board of Trustees met in special session on Monday, January 12, 2026, at 5:30 p.m. at the Miami Township Civic Center. Chairperson Ken Tracy called the meeting to order and led the Pledge of Allegiance.

ROLL

Mr. Eric Ferry called the roll. Attending were Trustees Mary Makley Wolff, Mark Schulte, and Ken Tracy. Also present: Township Administrator Steve Kelly and Planning and Zoning Administrator Brian Elliff.

COMMON RULES OF CONDUCT

Waived.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS**METRO CONRAD, LLC TEXT AMENDMENT / PLAN – CASE #601 AND #602**

The Notice of Public Hearing was read by Mr. Eric Ferry, who explained that the case is to hear a proposed amendment to the Miami Township Zoning Resolution (MTZR) Chapter 17 Text Amendment State Route Urban Village.

Chairperson Tracy requested the report and recommendation of the County Regional Planning Commission. Mr. Elliff responded that on November 18, 2025, he had attended the County Regional Planning Commission's hearing on Case #601 and #602, and the Commission had recommended approval for the case, citing a recent housing study and no conflicts with the Ohio Revised Code.

Chairperson Tracy requested the Recommendation of the Zoning Commission in Case #601 and #602.

Mr. Elliff stated that the Zoning Commission had met December 04, 2025, to hear Case #601 and #602 and had recommended approval of the case to Miami Township Board of Trustees.

Chairperson Tracy requested the explanation by the Planning and Zoning Administrator.

Mr. Elliff explained that the Applicants are requesting a text change to accommodate a proposed 313- unit multifamily apartment complex they would like to construct ("Development"), which would be located primarily in the SRUV Southern Neighborhood, but which is not authorized by the current SRUV regulations as written. Therefore, the Applicants have submitted this text amendment in order to revise the SRUV regulations to accommodate the Development.

Mr. Elliff showed an image of the SRUV and continued, stating that The Applicants' properties are located primarily within the area identified as the Southern Neighborhood. A portion of the proposed driveway approach from Business Route 28 and one of their parcels also extend into the Boulevard District. Within the SRUV regulations, various sections describe the allowed uses and other requirements authorized in the Southern Neighborhood and Boulevard District areas. As mentioned, the Applicants request a text change to accommodate a proposed 313- unit multifamily apartment complex they would like to construct ("Development"), which would be located primarily in the SRUV Southern Neighborhood, but could not be authorized by the current SRUV regulations as written, hence, this text amendment request.

Finally, Mr. Elliff stated that this Case 601 text amendment request is being processed concurrently with Case 602, wherein the applicants are requesting Development Plan approval for the Development. Authorization of the Development Plan in Case 602 would be contingent upon approval of the requisite text amendments in this Case 601, and would not take effect until the text amendments, if approved, are in effect.

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Chairperson Tracy called for the Presentation of the Applicant. The Applicant introduced herself as Ms. Dauer, Development Project Manager for Metropolitan Holdings, the developer for the proposed property. Ms. Dauer discussed the history and success of Metropolitan Holdings over the last 26 years and described the project to the Trustees as a 4-story state-of-the-art apartment building. Maps and images of the site were shown, indicating that the former Trester's junkyard had been completely cleared. The site plan was shared as well. Ms. Dauer indicated a desire to align with the community's vision and help to develop the State Route 28 Urban Village.

Mr. Ryan Young, the Landscape Architect for the project, discussed some history about the site including some challenging areas that have become assets to the plan, including the site's variable topography. Mr. Young emphasized that there would be ample parking but that 45% of the site would become green space and the site would incorporate nice landscaping throughout and at the entrance for the enjoyment of residents, visitors and passers-by.

Trustee Wolff asked Mr. Young what safety measures would be in place regarding a retention pond planned for the lower end of the site, near a neighboring trailer park. Mr. Young responded that there would be maintained fencing around the property as well as garages and retaining walls meant to prevent access to the area. Chairperson Tracy asked about an empty space near the front of the site, and Mr. Young indicated that this would be developed at a later time. Trustee Wolff asked about the amount of parking spaces, and Mr. Young said there would be a total of 547 parking spaces or approximately 1.7 spaces per resident.

There was no correspondence.

Chairperson Tracy called for Public Comment. Mr. Jim Denu and Ms. Trish Day in attendance took a moment to discuss parking and traffic planning for the area.

Chairperson Tracy asked for the Recommendation of the Planning and Zoning Administrator.

For Case #601, Mr. Elliff stated that staff recommend that the Board of Trustees adopt a motion approving the requested text amendments to Chapter 17 of the MTZR, as proposed by the applicants, including the corrected redline line of section 17.04F2D indicated in the staff report.

For Case #602, Mr. Elliff stated that staff recommends the Board of Trustees adopt a motion approving the submitted development plan with the following conditions:

1. Parcels 182516F332, 182516F333 and 182516F051 which currently are occupied by the Trester Salvage Yard, and the parcels proposed to contain the main drive approach to the Development, parcel 181427A032P and a portion of parcel 181427B016, shall be consolidated prior to issuance of a zoning certificate for the Development.
2. The balance of parcel 181427B016 as well as parcels 181427B015 and 181427B014, which currently serve as the gravel parking lot for the church, may be redeveloped in the future subject to a separate development plan to be approved, or consistent with the existing "B-1" zoning on those lots. Parcel 181427B004 may also be developed separately in the future, either consistent with a future development plan to be approved, or under the existing "B-2" zoning on that parcel.
3. The text amendments from Zoning Case #601 shall be adopted and in place prior to the Development Plan taking effect.

Chairperson Tracy closed the open portion of the meeting and called for Board discussion. Trustee Schulte asked Mr. Elliff what the typical delay is involving the consolidation of parcels. Mr. Elliff responded that while zoning staff does sign off on parcel consolidations, certain County departments require various details for the plats, and communication between the various departments there can extend the process time. Trustee Wolff stated that this would be a huge change to the community but said it does align with the vision of the community and

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looks like a wonderful project. However, Trustee Wolff stated concerns based on traffic increases to the area but admitted the limitation of Township Zoning to make decisions based on those concerns.

Trustee Schulte discussed the revitalization of State Route 28 since the creation of the bypass and stated that he was surprised to see how quickly the cars were gone from the former Trester's site. Generally, Trustee Schulte stated he trusts the developer and looks forward to seeing the end product.

Chairperson Tracy reiterated safety and traffic concerns.

Trustee Schulte made a motion to approve the requested text amendments to Chapter 17 of the MTZR in Case #601, as proposed by the applicants, including the corrected redline line of section 17.04F2D revising the language to "Southern Neighborhood" and deleting "Northwest Neighborhood."

Trustee Wolff seconded the motion. Upon roll call, all voted "AYE."

Trustee Schulte made a motion to approve the development plan in Case #602, with the conditions as displayed in the staff PowerPoint.

Trustee Wolff seconded the motion. Upon roll call, all voted "AYE."

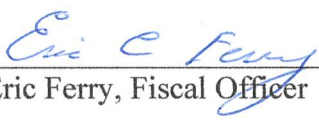
ADJOURNMENT

There being no further business, the meeting was adjourned at 6:33 p.m.

Respectfully Submitted,



Ken Tracy, Chair



Eric Ferry, Fiscal Officer