

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

November 2, 2022

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

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~~The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, November 2, 2022, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.~~

Chairman Steve Reece called the meeting to order and led the Pledge of Allegiance.

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

Mr. Loudermilk made a motion to approve the minutes of the October 5, 2022, Board of Zoning Appeals meeting, seconded by Mr. Merrill. All others voted "AYE."

CONTINUED HEARINGS

Case #1010

The Board called Case #1010, Deborah Tucker, applicant for the subject property located at 6463 Wardwood Court, Loveland, Ohio, 45140. The applicant is requesting a variance to build a 12' gazebo in a corner side lot.

Ms. Kreindler reviewed the application and shared that the Location is zoned "R-1" Residential and is approximately .5 acres in total size. The Property Owner is requesting a variance to construct a 12' tall Amish-built gazebo in the corner side yard of her property. According to Chapter 5 of Miami Township's Zoning Resolution, accessory buildings must be behind the front and side lines of the house on a corner lot.

The Location is at the intersection of Wardwood Court and Woodsway Drive. The approximate setbacks for the proposed gazebo are 62.5' off Wardwood Court in the front yard and 62.5' off Woodsway Drive in the corner side yard.

Ms. Tucker, the applicant, described the gazebo as Amish built and presented several photos similar to the look of her gazebo. She is requesting this variance because her backyard is very small and there is no where to construct the gazebo.

The public portion of the hearing was closed.

Mr. Merrill made a motion to approve a variance to build a 12' Amish-built gazebo in a corner side lot, seconded by Mr. Loudermilk and all voted "AYE."

PUBLIC HEARINGS

Case #1011

The Board called Case #1011, Triumph Signs on behalf of their client, Pride Staff, located at 1077 State Route 28, Suite 208, Milford, Ohio, 45150. The variance request is to install a second wall sign on the upper floor of a two-story building at the location.

Ms. Kreindler reviewed the application and noted that the location is zoned "B-2" General Business District and is part of the Mulberry Square Shopping Center. Per Section 24.07B of Miami Township's Sign Code, second story signage in business districts is regulated as follows: *For buildings containing two or more floors, one sign may be placed on the second floor or higher on each side of the building that faces a public right-of-way line or the primary drive into a building complex, regardless of the number of upper floor tenants. The area shall not exceed 1.5 square foot of sign area per one linear foot of the building length upon which the sign will be located.*

At the Location, there is already one existing wall sign on the upper floor of the two-story building; the existing wall sign is for State Farm Insurance Company. Thus, to install another wall sign on the second floor of the same building, a sign variance from Section 24.07B is required.

Ms. Josie Gilliam from Triumph Signs spoke on behalf of Pride Staff, stating that due to the expansion of Kroger, the business was being displaced to the new location and needs a sign for customers and clients to be able to identify the location.

RECORD OF PROCEEDINGS

Minutes of

The public portion of the hearing was closed.

Meeting

BEAR GRAPHICS 800.325.8000

Mr. Loudermilk made a motion to approve the variance to install a wall sign on the second story of a two-story building with the condition that the upper floor wall signage on the frontage be limited to a maximum of two wall signs, seconded by Mr. Munro and all voted "AYE." 20

Held

Case #1012

The Board called Case #1012, Sign Graphics and Design on behalf of their client, GiGi's Playhouse, located at 732 Middleton Way, Loveland, Ohio 45140. The variance request is to install a wall sign on the upper floor of the two-story building at the location.

Ms. Kreindler reviewed the application and noted that per Section 24.07B of Miami Township's Sign Code, only one sign may be placed on the second floor or higher on each side of the building that faces a public right-of-way line or the primary drive into a building complex, regardless of the number of upper floor tenants. At the Location, there is already at least one existing wall sign on the upper floor of the two-story building. To install another wall sign on the second floor of the same frontage, a sign variance from Section 24.07B is required.

Ms. Anne Poirier spoke on behalf of Gigi's Playhouse and invited the community to come out for a tour anytime. The approval of this sign would be very beneficial to them as there are several businesses below and around Gigi's Playhouse, so this would direct clients and visitors to their location.

The public portion of the meeting was closed.

Mr. Merrill made a motion to approve the variance to install a wall sign on the second story of a two-story building with the condition that the upper floor wall signage on the frontage of the building be limited to a maximum of two wall signs. Any existing non-permitted temporary signage on the frontage of the building must be removed prior to installation of the new second upper floor wall sign, seconded by Mr. Munro and all voted "AYE."

Case #1013

The Board called Case #1013, Rick & Abbey Drescher, 1635 Fairway Crest, Loveland, Ohio 45140. The applicant is requesting a 3' reduction in setback from the rear property line for a pool.

Ms. Kreindler reviewed the application and noted that the location is zoned "R-PUD" Residential Planned Unit Development District and is approximately .36 acres in total size. The Property Owners are Rick and Abbey Drescher, and the Applicant/Representative on their behalf is James Naber of Cincinnati Pool & Patio. The request is to install a 16' x 28' swimming pool in the rear yard of the Location with a 12' setback off the rear property line. According to Section 5.04E of Miami Township's Zoning Resolution, the minimum setback for pools is 15' from any lot line.

Mr. James Naber of Cincinnati Pool & Patio spoke on behalf of the property owners. He stated that due to the irregular property line in the rear of the property, a variance is required to fit a pool and the pool size has been reduced so it will fit. Many of the other homes in the neighborhood have pools and if the variance is approved the applicant will contact the HOA for their approval. The public portion of the meeting was closed.

Mr. Loudermilk made a motion to approve the variance of a 3' reduction in setback from the rear property line for a pool with the condition that the property owner follows applicable easement restrictions and HOA rules. The property owner shall also consult with Clermont County regarding drainage and water flow impact of the pool location, seconded by Mr. Munro 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, December 7, 2022, at 7:00 p.m.

Respectfully Submitted,

[Signature of Steve Reece]

Steve Reece, Chairman

[Signature of Lori Pegg]

Lori Pegg, Secretary

cc: Board of Zoning Appeals Members, BZA File