

## MIAMI TOWNSHIP BOARD OF TRUSTEES

January 23, 2024

The Miami Township Board of Trustees met in special session on Tuesday, January 23, 2024, at 7:00 pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

The meeting was called to order by Chair Mary Makley Wolff.

The Pledge of Allegiance was led by Ms. Wolff.

Roll call was taken by Fiscal Officer Eric Ferry, and upon roll call the following members were present: Mary Wolff, Mark Schulte, Ken Tracy. Also present, Acting Administrator Steve Kelly and Planning & Zoning Administrator Brian Elliff.

It was determined that reading of the Common Rules of Conduct would not be necessary. Mr. Ferry announced that public comment would be limited to three-minutes per speaker.

### PUBLIC HEARINGS

Ms. Wolff called Case #591, Rise Commercial, 15.3 acres of Parcel #192408A001 (87.46 acres) located north and east of the intersection of Wolfpen Pleasant Hill Road and US Route 50. The applicant is seeking approval of a submitted site plan for the 15.3 acre Rise Commercial Development in accordance with MTZR Section 12.02, as well as rezoning of 3.42 acres contained within the 15.3 acre parcel from "R-2" Residence District to "I" Planned Industrial District.

The Notice of Public Hearing was read by Mr. Ferry.

Mr. Elliff recited information and recommendation from the Clermont County Regional Planning Commission and the recommendation of the Zoning Commission. He then went on to explain the case:

A detailed powerpoint was presented highlighting portions of the previously submitted staff report. The site plan contains multiple buildings divided into separate tenant flex spaces (with office and garages) to accommodate light industrial businesses such as contractors, HVAC companies and other small businesses. Maps, photos and plans representing the development were presented and explained. He noted that the project went through an extensive site plan review prior to application to the Zoning Commission and Board of Trustees.

Staff agrees that the proposed use is on point with the planning for this location as described in the 2023 Land Use Plan. The location falls within Focus Area 5, the Park 50 Business Corridor.

Mr. Jeremy Haynes, Rylinn Engineering, presented the Applicant's case. He noted that the project would be constructed in phases.

Public comment was requested and there were no public comments offered.

Public comment was then closed and recommendation was received from the Planning & Zoning Administrator. Thereafter the open portion of the meeting was closed.

Discussion was conducted by the Board.

Mr. Schulte made a motion to approve the District Zone change from "R-2" to "I" as recommended by the Zoning Commission and approve the site plan as presented, subject to the recommended condition as stated in the staff report (that a zoning certificate may be issued prior to establishment of the lot of record if necessary as long as the new lot when created will conform to the approved plan) seconded by Mr. Tracy and all voted "AYE."

Ms. Wolff called Case #592, Imbus-Hills Apartments, northside of Montclair Blvd in the 5800-5900 block, and east of adjoining Interstate 275, Parcels 182516A083 and 182514A014 consisting of 39.5 acres. The applicant is requesting approval of their development plan under

MTZR Chapter 17, State Route 28 Urban Village Planned Unit Development and Section 17.06A3.

The Notice of Public Hearing was read by Mr. Ferry.

Mr. Elliff recited information and recommendation from the Clermont County Regional Planning Commission and the recommendation of the Zoning Commission. He then went on to explain the case:

A detailed powerpoint was presented highlighting portions of the previously submitted staff report. He explained the unique posture of this case, being proposed under a “floating” PUD previously adopted and revised by the Board of Trustees. The property owner and developer are now proposing their Development Plan in accordance with that PUD.

The applicant proposes to construct a six-building 335 unit, apartment complex at the location. He noted that if approved, the property contained within parcel 182514A014 would remain as undeveloped greenspace in perpetuity and continue to serve as a buffer between I-275 and the existing Bridgehaven condominiums. If the PUD were not applied, the existing “B-2” zoning on the southern part of the location would continue to apply which allows a good amount of commercial type development. The variety of existing uses already in the area were noted. The two parcels comprising the location would be consolidated as part of the development, resulting in a total development area of 39.5± acres and a density of 8.7± units per acre at 335 dwelling units.

He noted the proposed massing is not substantially greater than some of the existing Bridgehaven units nearby. The history of the planning and regulation for the location was reviewed, including the State Route Urban Village Plan. The substantial and lengthy site plan review preceding application to the Board was explained. Information on the consistency with the recent 2023 Land Use Plan, and in particular, how the development is consistent with the planning for Focus Area 1 was stated. Importantly, consistent with the planning goals, the project was designed to integrate with the surroundings, such as through construction of a substantial off-site sidewalk extending to the nearby commercial area.

Drone photos were displayed showing the buffer characteristics between the proposed development and the adjoining Bridgehaven units.

Several depictions of the traffic flow and traffic improvements were shown, including demonstrating that the primary entrance to Bridgehaven aligns with the controlled traffic light access at Business 28 and Cinema Drive. There was substantial discussion about the traffic movements in the area, ensuring that safe traffic movements are maintained, and that the configuration had been approved by the County Engineer’s office.

Mr. Michael Copfer presented the Applicant’s case. Details and features of the proposed complex were highlighted.

Upon request for public comment, one resident spoke with a concern regarding the height of Building 5. The resident also noted that few people turn left onto Business 28 from Montclair.

There being no other interested persons and after response to some questions by the Applicant, the public comment portion was closed and recommendation was received from the Planning & Zoning Administrator. Thereafter the open portion of the meeting was closed.

Discussion was conducted by the Board.

Mr. Tracy made a motion to approve the development as presented, subject to the four conditions contained in the staff report, seconded by Mr. Schulte and all voted “AYE.”

Ms. Wolff called Case #593, Text Amendments to MTZR Chapter 29, BZA.

The Notice of Public Hearing was read by Mr. Ferry.

Mr. Elliff recited that the Zoning Commission had previously heard this case and entered a recommendation of approval of the text changes as initiated by the Board of Trustees. Mr. Elliff went on to note that at its December 4, 2023, meeting, the Board of Trustees adopted Resolution 2023-45, initiating the process for the proposed text amendments. The proposed text amendments would make certain cleanup changes to Miami Township Zoning Resolution Chapter 29 concerning authority and processes of the Miami Township Board of Zoning Appeals and clarify that the Board of Zoning Appeals is without authority to issue use variances. Mr. Elliff explained several other changes occurring to the text.

There were no members of the public present for comment and thereafter the staff recommendation was given. The open portion of the meeting was then closed.

Discussion was conducted by the Board.

After discussion, in Case #593, text amendments concerning modifications to authority of the Board of Zoning Appeals, Mr. Schulte moved to approve Resolution 2024-002, RESOLUTION AGREEING TO ADOPT AMENDMENTS TO THE ZONING RESOLUTION OF MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO, DISPENSING WITH THE SECOND READING, seconded by Mr. Tracy and all voted "AYE."

#### OTHER BUSINESS

The Board then discussed the proposed revised job description for the Executive Administrative Assistant. The Board indicated it was comfortable with the job description as provided. There was additional discussion about the appropriate pay range for the position with further information being provided by Mr. Kelly – a pay range of \$25 - \$35 was determined acceptable.

There being no other business the meeting was adjourned at 8:35 p.m.

Sincerely,

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Mary Makley Wolff, Chair  
Cc: file

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Eric C. Ferry, Fiscal Officer