

**MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING**

**MARCH 31, 2014**

The Miami Township Board of Trustees met at the Miami Township Civic Center on Monday, March 31, 2014 for the purpose of hearing Case #533, ACFH Development. Trustee Tracy called the meeting to order and led the Pledge of Allegiance. Mr. Ferry called the roll and Ken Tracy, Mary Makley Wolff and Karl Schultz were in attendance.

Reading of the Common Rules of Conduct was waived.

Public hearing: Case #533, ACFH Development Corporation, was called and the notice of public hearing was read. Mr. Ferry read a letter from the County stating the proposed development can utilize the existing detention basin as long as the proposed square footage of the impervious area is equal or less than the original approved design. This also assumes that the detention basin is not modified (smaller) as it exists today. If the proposed development is larger than the original development the detention basin will likely need to be enlarged to accommodate the additional storm water runoff. Mr. Ferry noted the Mr. Ethridge wrote that no formal action by the Clermont County Planning Commission was required. Mr. Ethridge explained the request is for a major modification to an already approved site plan. The request is to change from condominiums to senior assisted living. The Board of Zoning Appeals approved a Conditional Use for the project and the Rural Zoning Commission recommended the Trustees approve this request. The original proposed plan was for sixteen (16) condominiums. The new plan proposes three (3) single family style assisted living homes with five (5) residents and one (1) caregiver in each home. The total combined square footage for the three buildings will be 14,688 square feet, making each structure 4,896 square feet. Mr. Ethridge stated the submitted site plan meets all of the requirements of the Zoning Resolution. Mr. Ethridge also stated the Zoning Commission met earlier in the month and the comments from adjoining property owners and concerned citizens were favorable for the proposed development.

The proponent was not present for the meeting.

There were no adjoining property owners, correspondence or concerned citizens regarding this case.

Mr. Ethridge recommended the Board approve this major modification.

Mr. Schultz moved to close the open portion of Case #533, seconded by Ms. Wolff with all voting "AYE". The Board discussed the request noting it is a good transitional use between business and residential.

Mr. Schultz made a motion to approve Case #533, seconded by Ms. Wolff with all voting "AYE".

With no further business to come before the Board the meeting was adjourned at 7:15p.m.

ATTEST: \_\_\_\_\_  
Eric Ferry, Fiscal Officer

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Ken Tracy, Chairperson