

**RECORD OF PROCEEDINGS**

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

**AUGUST 07, 2024**

Held \_\_\_\_\_

\_\_\_\_\_20\_\_\_\_\_

The Miami Township Board of Zoning Appeals met in regular session on Wednesday, August 07, 2024, at 7:00 p.m. at the Miami Township Civic Center. Vice Chair Greg Horn called the meeting to order and led the Pledge of Allegiance.

**ROLL**

Attending: Greg Horn, Steve Reece, Todd Munro, and Wayne Loudermilk. Also present: Township Planner, Jamie Kreindler, and Secretary, Kelly Gibson.

**APPROVAL OF MINUTES**

Mr. Loudermilk made a motion to approve previous minutes from July 03, 2024, seconded by Mr. Munro. Upon roll call, all voted "Yes."

**COMMON RULES OF CONDUCT**

Waived.

**CONTINUED HEARINGS**

None.

**PUBLIC HEARINGS**

**JEN & MATT LOSEE – 1532 SUMMIT RIDGE – CASE #1044**

Mrs. Gibson read the Notice of Public Hearing for Case #1044.

The applicants request a variance to install a pool 10' off the rear property line.

Speakers for the case were sworn in by Mr. Horn.

Mr. Horn called for a summary of the Staff Report.

Ms. Kreindler explained that the property is part of the Weber Oaks subdivision and is zoned Residential Planned Unit Development (R-PUD). Ms. Kreindler noted that the request would require a setback reduction of 5' to install the pool 10' off the rear property line (minimum requirement is 15'). The site plan was shown on screen, and Ms. Kreindler stated that Miami Township Zoning Resolution Section 5.04E regulates setbacks for pools. The minimum 15' setback can be met on the right and left sides of the site plan, and the requested variance applies to the rear setback only. The dimensions of the pool are roughly 28'L by 17'W. There were no further questions for Ms. Kreindler.

Mr. Horn asked the applicants to present their case. Matt Losee stated his name and address for the record and stated that he and his wife have already gained approval for the request from their HOA. Furthermore, Mr. Losee stated that while there are no neighbors behind them, they obtained approval of the project from other surrounding neighbors.

There were no adjoining property owners and interested citizens in attendance.

Mr. Horn asked for the Township staff recommendation. Ms. Kreindler recommended approval of the variance as the request is not substantial overall. Additionally, Weber Oaks is a planned neighborhood and the lot sizes there are smaller than what is typical for many residential areas in the Township. Due to these factors, the practical difficulties standards were reasonably met.

The open portion of the meeting was closed, and Mr. Horn called for discussion. There were no additional concerns or comments.

Mr. Loudermilk made a motion to approve the above stated variance in Case #1044. Mr. Reece seconded the motion. Upon roll call, all voted "Yes."

**OLD BUSINESS**

None.

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

AUGUST 07, 2024

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20

**NEW BUSINESS**

**DANIEL RYAN – 5831 LEE WAY – CASE #1045**

The Applicant is requesting a setback reduction variance to construct a 4-car garage 44’ off the front property line on a corner lot. The application is complete.

Mr. Munro made a motion to set the case for public hearing on September 04, 2024. The motion was seconded by Mr. Reece. Upon roll call, all voted “Yes.”

**PIG CANDY BBQ – 370 & 372 BRIDGE STREET – CASE #1046**

The Applicants are requesting multiple variances to repurpose an existing church building into a BBQ restaurant. The application is complete.

Mr. Loudermilk made a motion to set the case for public hearing on September 04, 2024. The motion was seconded by Mr. Munro. Upon roll call, all voted “Yes.”

**CINCINNATI PINE MULCH – 1224 US 50 – CASE #1047**

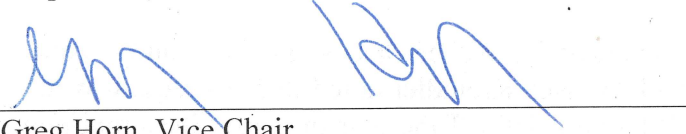
The Applicant is requesting relief from Miami Township Zoning Resolution Section 12.08C to forgo the screening and buffering requirement for outdoor storage in an industrial zone. The application is complete.

Mr. Reece made a motion to set the case for public hearing on September 04, 2024. The motion was seconded by Mr. Munro. Upon roll call, all voted “Yes.”

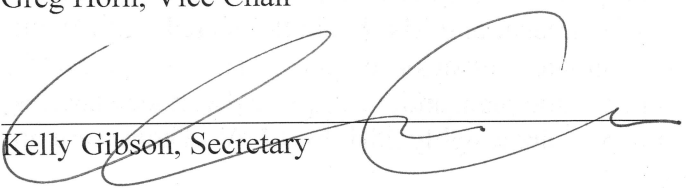
**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully Submitted,



Greg Horn, Vice Chair



Kelly Gibson, Secretary

CC: Board of Zoning Appeals Members, BZA File