

## MIAMI TOWNSHIP ZONING BOARD OF APPEALS

OCTOBER 7, 2013

This meeting was called to order by Rick Goettke, Chairman.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Harry Holbert, Wayne Loudermilk, Todd Munro, Michael Weisensel, Rick Goettke and Rod Trombley.

Mr. Loudermilk made a motion to approve the minutes of the September 9, 2013 meeting, seconded by Mr. Munro with Mr. Holbert, Mr. Loudermilk, Mr. Munro Mr. Goettke and Mr. Trombley voting "YES". Mr. Weisensel abstained as he was not at the September 9, 2013 meeting.

Mr. Ethridge, Director of Community Development, was sworn in for the meeting.

Reading of the Common Rules of Conduct was waived and there were no continued hearings.

Public hearings: Case #844, ARC Building Group, Inc. was called and the notice of public hearing was read into the record. Mr. Ethridge gave an explanation of the request stating the applicant is requesting a variance of 30 feet to build their new 63,000 square foot building 45 feet from the front right of way instead of 75 feet. It was explained it is an 18 acre site and only 4 acres out of the flood plain.

Mr. Greg Foote, of ARC Building and agent for AIM MRO, came forward to explain the topography of the property and what the new business will be doing. Mr. Foote explained they need the setback so they can build this facility on the plateau part of the property and out of the flood plain. The primary business conducted is the remanufacture of jet turbine blades for the jet aircraft industry. There is no outside noise and it is surgically clean. The second operation in the building is silicone rubber which is a process that turbine blades are coated with heat treated paint and created a silicone sleeve that fits over the turbine blade. This silicone operation is also surgically clean.

The Board asked for adjoining property owners to come forward. Ms. Jackie Griffis came forward and was sworn in. Ms. Griffis asked about future plans for the business, has concerns about the traffic and what kind of impact it will have there, what kind of discharge will the business be putting into the river and asked the Board to put off a decision. The Board noted they can only make a decision on whether or not they can build the building closer to the right of way and that the county takes care of water run-off.

Ms. Bunny Rhoten came forward and was sworn in. Ms. Rhoten had concerns regarding lawn space, the size of the building, screening and landscaping, if the EPA monitors and that this type of business may belong somewhere else.

The Board asked Mr. Ethridge to explain about run-off and screening. Mr. Ethridge stated as part of the site plan review the applicant includes grading, screening and landscaping. Mr. Ethridge stated the Clermont County Building Department has jurisdiction over surface water and storm water run-off and that the EPA and other environmental agencies will monitor discharge from the site. The Board asked about a traffic study and Mr. Ethridge stated the County Engineer's Department indicated no traffic study would be required and the final landscaping plan will be submitted to staff for their approval. The Board asked if the other street side setback is being complied with and Mr. Ethridge said it is.

The Board asked the applicant to come forward and elaborate on the landscaping and discharge questions. Mr. Greg Foote came forward and stated all of the systems used in the company are completely self contained, the run-off will be less than the former business, the owner will be exceeding the landscape standards, the storm sewer plan and site grading plan has been reviewed and approved by Clermont County and there will be truck traffic only going on the side road, or extension of Wards Corner, and they are moving the main entrance parking lot closer to the bike trail.

Ms. Susan Hardin came forward and was sworn in. Ms. Hardin stated she feels there will be an access issue on the side road, that the building will be too close to the road whether there is landscaping or not, she feels this building will change the nature of the area by allowing a warehouse so close to the road and does not feel AIM is being a good neighbor by putting their proposed building there.

Mr. Ethridge recommended the Board approve the variance request for Case #844.

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The Board asked if the front parking would be subject to the setback and Mr. Ethridge stated he did not think so but would look at it.

The open portion of Case #844 was closed and the Board discussed the issues of parking, the size of the building, the setback of other buildings and houses in the area, the actual zoning where the homes are is Planned Business Development and other agencies having control over some of the issues brought up by the residents.

Mr. Weisensel made a motion to approve the 30 foot variance request, seconded by Mr. Munro with all voting "YES".

CASE #844 ~ 30 FOOT FRONT YARD VARIANCE REQUEST APPROVED.

Case #845, Kyle & Lori Weber for Lori's H2O Skills, LLC, was called and the notice of public hearing was read into the record. Mr. Ethridge explained this property is a former orthodontic office and the applicant is requesting a 30 foot rear yard variance for a proposed indoor swimming pool for private swim lessons. The property is zoned B-2 Business and borders residential in the back.

The applicants, Kyle and Lori Weber, came forward and were sworn in. Mrs. Weber explained it is her desire to build this indoor pool to teach infants, children, adults and people with special needs, how to swim. She noted that drowning is the number one cause of death in children, ages three to five. At this time Mike Weisensel recused himself as his said his children take swim lessons where Mrs. Weber currently teaches. Mr. Trombley will fill in for Mr. Weisensel. Mrs. Weber stated the original building will be fixed up and used for small birthday parties and there will be no activities outside of the building. Mrs. Weber stated they will provide a ten foot landscaped buffer in the rear of the property and the pool will never be used as a community pool.

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

Mr. Ethridge recommended the variance request for Case #845 be approved.

The open portion of Case #845 was closed and the Board discussed the issue

Mr. Munro made a motion to approve the 30 foot rear yard setback with a 10 foot landscape buffer adjoining the residential property in the rear and that the pool remain a teaching facility only, seconded by Mr. Loudermilk with all voting "YES".

CASE #845 ~ 30 FOOT REAR YARD VARIANCE REQUEST APPROVED WITH A 10 FOOT LANDSCAPE BUFFER ALONG REAR YARD RESIDENTIAL PROPERTY AND THAT THE POOL REMAIN A TEACHING FACILITY ONLY.

Case #846, Milford Office Park, was called and the notice of public hearing was read into the record. Mr. Ethridge explained the applicant is requesting a 15 foot variance to reduce the front yard setback from 50 feet to 35 feet on Sugar Camp Road due to a road widening project that will require an additional 15 feet of right of way within the applicants property on Sugar Camp.

The applicant, Joe Tekulve, came forward and was sworn in. Mr. Tekulve stated the Township is purchasing part of his property for a proposed future fire station. With the proposed station will come widening of the intersection of Sugar Camp Road and St. Rt. 131 to accommodate a wider turning movement of fire vehicles. The widening will require an additional 15 feet of right of way within the applicant's remaining property on Sugar Camp. Mr. Tekulve stated there are future plans to construct an 11,700 square foot office/retail/warehouse facility on the remaining property.

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

Mr. Ethridge recommended the variance request be approved.

The open portion of Case #846 was closed and the Board discussed the issues.

Mr. Weisensel made a motion to approve the 15 foot variance to reduce the front yard setback from 50 feet to 35 feet, seconded by Mr. Munro with all voting "YES".

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CASE #846 ~ 15 FOOT FRONT YARD VARIANCE REQUEST APPROVED.

New business: One new application was presented to the Board.

Classic Properties/Joe Farruggia, P.O. Box 498007, Cincinnati, Ohio 45236 agent for Dixie Weir Et Al, 6112 Branch Hill Guinea Pike, Milford, Ohio 45150 requests a Conditional Use for 11 acres zoned R-2 Residential for the development of single family homes. Such property is located on the east side of Branch Hill Guinea Pike approximately 500 feet south of East Glen Echo Lane, Miami Township. Area in acreage is 11 acres.

Mr. Loudermilk made a motion to accept this application as Case #847 and set it for public hearing on November 4, 2013 at 7:30 p.m., seconded by Mr. Munro with all voting "YES".

With no further business to come before the Board the meeting was adjourned by Mr. Goettke.

The next regularly scheduled meeting will be held Monday, November 4, 2013 at 7:30 p.m.

Respectfully submitted,

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Richard Goettke, Chairman

Jo Brotherton, Secretary

Sound reference

C: Zoning Board Members BZA & RZC  
Board of Trustees  
Director of Community Development  
Fiscal Officer  
File