

MIAMI TOWNSHIP ZONING BOARD OF APPEALS

DECEMBER 7, 2015

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, Rod Trombley, Rick Goettke and Carol Turchick.

Mr. Loudermilk made a motion to approve the minutes of the November 2, 2015 meeting as presented, seconded by Mr. Munro with all voting "YES" except Mr. Goettke who "ABSTAINED".

Mr. Elliff was sworn in for the meeting.

Case #863, KBA, Inc Mark D. Bredmeier, was called and the notice of public hearing was read. Mr. Elliff explained the applicant is requesting a Conditional Use for the construction of a new public library. This would be under the R-2 Single Family zoning and it will be located on 6.76 acres between Mulberry Elementary School and St. Elizabeth Ann Seton School. Mr. Elliff explained the zoning district surrounding the proposed library, the access to the library will be from a collector street and the library has an agreement with Milford School District to share their southern access, all setbacks will be met, the proposed height is 47 feet which is below our maximum height of 60 feet, it is a not for profit institution and a site plan was submitted with all other documents. The applicant will have someone to discuss the traffic impact study and someone to discuss the signage for the library. Mr. Elliff noted these types of signs for identification of a government agency are exempt from our zoning and that the application and supporting documents meet all of the requirements for the Conditional Use.

The applicant, Mr. Mark Bredmeier, came forward and was sworn in. Mr. Bredmeier stated that Mr. Elliff gave an excellent presentation and advised the building will be 35,000 square feet with 15,000 square feet being Board offices.

Mr. Scott Conover, of Sign Graphics, came forward and was sworn in. Mr. Conover stated there will be a wall sign of 155 square feet and a monument sign that will 40 square feet per side. The existing electronic sign at the library on St. Rt. 131 will be brought to this new location to be used on the monument sign. It was noted the monument sign will meet all setback requirements.

The Board asked for adjoining property owners to come forward. Ms. Valerie Hofmann, for St. Elizabeth Ann Seton School and Church, came forward and was sworn in. Ms Hofmann asked about the drainage from the library property and the possibility of Buckwheat Road being widened. Mr. Ron Roberts, of Roberts Engineering stated there will be a detention pond and all of the hard surfaces will drain to that detention pond and there will need to be a traffic study completed and the County Engineer will make recommendations. Any recommendations by the County Engineer will need to be completed by the developer.

Mr. Chris Longwell, for St. Elizabeth Ann Seton, came forward and was sworn in. Mr. Longwell asked about the drainage in the rear of the property and if it will affect Seton property. Mr. Longwell stated the property already drains towards Seton. Mr. Roberts stated there will actually be less run off towards Seton. The grading plan for the site will have to be approved by the Clermont County Engineers Office and the plan will be to pave that area and redirect the runoff towards the front of the library property.

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

The open portion of Case #863 was closed and the Board asked Mr. Elliff for his recommendation. Mr. Elliff recommended the Board approve the Conditional Use consistent with the submitted drawings and including the proposed signage.

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The Board discussed the request.

Mr. Munro made a motion to approve the Conditional Use site plan and signage for the library, seconded by Wayne Loudermilk with all voting "AYE".

CASE #863 ~ CONDITIONAL USE APPROVED AS SUBMITTED.

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

The next regularly scheduled meeting will be Monday, January 4, 2015 at 7:30 p.m.

Respectfully submitted,

Richard Goettke, Chairman

Jo Brotherton, Secretary

Sound reference

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