

MIAMI TOWNSHIP ZONING BOARD OF APPEALS

APRIL 4, 2016

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. Munro made a motion to approve the minutes of the March 7, 2016 meeting, seconded by Mr. Loudermilk with Mr. Holbert, Mr. Loudermilk, Mr. Munro and Mr. Goettke voting "YES". Mr. Trombley and Ms. Turchick abstained.

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

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

Public hearings: Case #864, Mark Ernster, was called and the notice of public hearing was read. Mr. Trombley recused himself from this case. Mr. Elliff explained the applicant is requesting a Conditional Use of the R-2 District to build a school and education center for the Greenacres Water Quality Project. They are also requesting a variance to maintain a gravel parking lot instead of paving the lot. Mr. Elliff noted the property is 10.5 acres, surrounded by approximately 51 acres owned by the applicant that will remain undisturbed. The property is heavily wooded and in an undisturbed area with no industrial or commercial entertainment within the minimum range for a school.

The applicant, Mr. Carter Randolph, came forward and was sworn in. Mr. Randolph explained the school will be learning about testing water quality. Greenacres Water Quality Project is an educational community outreach project that works with school groups, citizens, environmental organizations, local communities, government agencies and youth organizations to educate them about water resources issues and to work with them to preserve and protect water resources. Their goal is to improve, preserve and protect local water resources through education and involvement in water quality issues. In addition, stormwater best management practices will be implemented to manage storm water such as a gravel driveway/parking area, rain garden and rain barrels. Mr. Randolph stated the 6,672 square foot building will house a couple of offices, two restrooms, two classrooms, a small break room and storage space. The proposed facility will have school groups visiting, grades 7 through 12, 4 days a week so there will be a couple of buses each day. Their hours of operation are expected to be 9:00 a.m. to 2:30 p.m. Mr. Randolph is requesting the Board approve their Conditional Use for the school and a variance to allow the gravel driveway/parking area.

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

Mr. Elliff recommended the Board approve the Conditional Use and the variance to keep a gravel parking area.

The open portion of Case #864 was closed and the Board discussed the evidence presented.

Mr. Munro made a motion to approve the Conditional Use and the variance for a gravel parking area as submitted, seconded by Mr. Loudermilk with all voting "YES".

Case #865, Anne F. McBride, was called and the notice of public hearing was read. Mr. Elliff explained the applicant is requesting to add on to the existing Kroger building for the new ClickList area. Mr. Elliff explained the B-1 Neighborhood District changed their regulations to not allow buildings in excess of 50,000 square feet. The building was built in 2006 when the regulations allowed for the existing 69,133 square foot building.

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The applicant, Anne McBride, came forward and was sworn in. Ms. McBride explained ClickList is the new convenience being offered for customers to order items online and the order will be ready for pickup at a designated time and area. The area is what the addition is for. The request is for an additional 1,368 square feet to be added to the front of the building. This new addition area will be designated for the online pickup only. Ms. McBride explained the new addition will not stick out any further than the current outer most part of the existing building.

The Board and Ms. McBride discussed the exact area of the addition and the flow of customer vehicles.

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

Mr. Elliff recommended the Board grant the variance for the addition of 1,368 square feet on the front of the building for the Kroger ClickList pickup area.

The open portion of Case #865 was closed and the Board discussed the addition.

Mr. Loudermilk made a motion to approve the variance of 1,368 square feet for the addition to Kroger, seconded by Mr. Munro with all voting "YES".

New business: Four applications were presented to the Board.

Daniel & Michelle Gilene, 6093 Drum Hill Lane, Milford, Ohio 45150 requests a variance for the side and rear property lines for the installation of a pool. Such property is located on the southwest corner of Drum Hill Lane and Glen Echo Lane, Miami Township. Area in acreage is .467 acres. Mr. Loudermilk made a motion to accept this application as Case #866 and set it for public hearing on May 2, 2016 at 7:30 p.m., seconded by Mr. Munro with all voting "YES".

David Alexander, 823 Carpenter Road, Loveland, Ohio 45140 requests a variance to build a detached garage in front of the front line of the house. Such property is located on the south side of Carpenter Road approximately 315 feet from Hallies Hollow, Miami Township. Area in acreage is 6.98 acres. Mr. Munro made a motion to accept this application as Case #867 and set it for public hearing on May 2, 2016 at 7:30 p.m., seconded by Mr. Trombley with all voting "YES".

Sandra Groene & Stanley Durst, 9289 Kemper Grove Lane, Loveland, Ohio 45150 requests variances for the construction of an accessory building on a separate lot from primary lot, to occupy more than 30% of the rear yard and a variance from the front yard setback for the construction of a 1,944 square foot detached garage (36' x 54'). Such property is located on the corner of Rule Street and Russell Street, Miami Township. Area in acreage is 0.17 acres (2 lots). Mr. Holbert made a motion to accept this application as Case #868 and set it for public hearing on May 2, 2016 at 7:30 p.m., seconded by Mr. Loudermilk with all voting "YES".

Golden Signs, 140 Olympic Drive, Milford, Ohio 45150 requests a variance for a sign to be internally illuminated and for the electronic signage to be more than the 25% allowable. Such property is located on the north side of St. Rt. 131 at St. Rt. 131 and Mellie Drive and is addressed 1170 St. Rt. 131, Miami Township. Area in acreage is 1.353 acres. Mr. Holbert made a motion to accept this application as Case #869 and set it for public hearing on May 2, 2016 at 7:30 p.m., seconded by Mr. Loudermilk with all voting "YES".

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

Respectfully submitted,

Richard Goettke, Chairman
Sound reference
C: Zoning Board Members BZA & RZC
Board of Trustees
Director of Community Development
Zoning Administrator
Fiscal Officer, File

Jo Brotherton, Secretary