

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

NOVEMBER 06, 2024

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The Miami Township Board of Zoning Appeals met in regular session on Wednesday, November 06, 2024, at 7:00 p.m. at the Miami Township Civic Center. Chairperson Randy Merrill called the meeting to order and led the Pledge of Allegiance.

ROLL

Attending: Randy Merrill, Greg Horn, Todd Munro, Wayne Loudermilk, Steve Reece, and Cheryl Eckelman (alternate). Also present: Township Planner, Jamie Kreindler, and Secretary, Kelly Gibson.

APPROVAL OF MINUTES

Mr. Loudermilk made a motion to approve the previous minutes from October 02, 2024, seconded by Mr. Reece. Upon the roll call, all voted "Yes," except for Mr. Merrill, who abstained.

COMMON RULES OF CONDUCT

Waived.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS

VERNON & ANGELA JACKSON – 5737 BARCLAY LANE – CASE #1048

Mrs. Gibson read the Notice of Public Hearing for Case #1048. The Applicants request a rear yard setback reduction variance to construct a new sunroom. Speakers for the case were sworn in by Mr. Merrill, and Mr. Merrill called for a summary of the Staff Report.

Ms. Kreindler explained that the property is zoned "R-3" Residence District and is 0.17 acres in total size. As shown in the Location Site Plan presented to the Board, the Property Owners/Applicants are proposing to build a new 12' x 14' gabled roof sunroom 25.9' from the rear property line. The minimum rear yard setback for their lot is 35' so the request is a rear yard setback reduction variance of 9.1' to construct the new 168 square foot attached sunroom. There were no further questions for Ms. Kreindler.

Mr. Merrill asked the Applicants to present their case. The Applicants stated their names and address for the record and that they did not receive any negative feedback from neighbors regarding the proposed project.

There were no adjoining property owners or interested citizens in attendance. Mr. Merrill asked for the Township Staff Recommendation. Ms. Kreindler recommended approval of the variance based on application of the Practical Difficulties standards and hardship criteria. The open portion of the hearing was closed, and Mr. Merrill called for discussion. There were no additional concerns or comments.

Mr. Reece made a motion to approve the rear yard setback reduction variance in Case #1048. Mr. Merrill seconded the motion. Upon roll call, all voted "Yes."

PLANET FITNESS – 1075 OH-28 – CASE #1049

Mrs. Gibson read the Notice of Public Hearing for Case #1049. The Applicant requests a variance to increase the size of the wall signage allowed for Planet Fitness. Speakers for the case were sworn in by Mr. Merrill, and Mr. Merrill called for a summary of the Staff Report.

Ms. Kreindler explained that over a year ago Atlantic Sign Company on behalf of Planet Fitness requested a variance to increase the size allowed for a new wall sign at the Location. On September 6, 2023, the sign variance request in Case #1027 was denied by the BZA. Since at least twelve months from the date of the disapproval in Case #1027 have passed, the Applicant, Atlantic Sign Company, on behalf of Planet Fitness is again requesting a variance to increase the size allowed for a new wall sign at the Location.

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The Representative in Case #1049 is Alex Barnett of Atlantic Sign Company. According to Ms. Kreindler, the variance request in Case #1049 is nearly identical to the variance request in Case #1027. An additional supplemental material provided in Case #1049 is the measurement of the west elevation of the Planet Fitness building, which is 125' linear feet.

Mr. Merrill asked the Representative to present the case for Planet Fitness. Mr. Barnett introduced himself and stated his address for the record. Mr. Barnett introduced several slides to the Board, explaining the alleged hardships faced by the company in updating their wall signage. He implicated that the building is set so far back from the main road that the signage would not be obtrusive in any way. Some discussion was had between Mr. Barnett and the Board regarding the size of the new signage as compared to what it is currently.

There were no adjoining property owners or interested citizens in attendance. Mr. Merrill asked for the Township Staff Recommendation. Ms. Kreindler recommended denial of the variance, stating that the hardship criteria had not been reasonably met.

The open portion of the hearing was closed, and Mr. Merrill called for discussion. Mr. Munro stated that it would be helpful if the Applicant presented what the wall sign to code would look like on the building. Mr. Reece stated that he did not think the proposed wall sign looked out of scale proportionate to the building. Mr. Merrill agreed that he liked the aesthetics of the proposed wall sign.

Mr. Reece made a motion to approve the variance in Case #1049 with the conditions that the maximum wall signage allowed on the north elevation is 316 square feet as revised and that no additional wall signage is allowed on the east, south, and west elevations of the building. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes" except Mr. Munro who voted "No".

OLD BUSINESS

None.

NEW BUSINESS**CARL G. HARTMAN – 6562 BRANCH HILL GUINEA ROAD – CASE #1050**

Ms. Kreindler stated that the application is complete. The Applicant is requesting a variance from MTZR Section 25.08 to not install a sidewalk for the new Legacy Estates subdivision.

Mr. Horn made a motion to set the case for public hearing on December 04, 2024. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

CINTAS CORPORATION – 27 WHITNEY DRIVE – CASE #1051

Ms. Kreindler stated that the application is complete. The Applicant is requesting a setback reduction variance from MTZR Section 12.06D to install three outbuildings 20' off the rear property line.

Mr. Munro made a motion to set the case for public hearing on December 04, 2024. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

ADJOURNMENT

There being no further business, the meeting was adjourned.

Respectfully Submitted,



Randy Merrill, Chair

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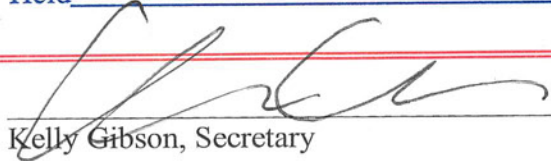
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Kelly Gibson, Secretary

CC: Board of Zoning Appeals Members, BZA File