

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

December 6, 2023

Held \_\_\_\_\_ 20\_\_\_\_\_

The Miami Township Board of Zoning Appeals met in a regular session on Wednesday, December 6, 2023, at 7:00pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Chairman Steve Reece called the meeting to order and led the Pledge of Allegiance.

Upon roll call, the following members were present: Steve Reece, Randy Merrill, Todd Munro and Greg Horn. Also present: Township Planner, Jamie Kreindler, Board Secretary, Lori Pegg and Trustee Mary Makley Wolff.

Ms. Wolff swore in the Board for 2024.

Mr. Munro made a motion to approve the minutes of the November 1, 2023, Board of Zoning Appeals meeting, seconded by Mr. Merrill. All voted "AYE."

PUBLIC HEARINGS

Case #1032

The Board called Case #1032 Midwest Best BBQ & Creamery, applicant for Wards Corner Road (Parcel #182518K068.) Multiple variances are requested from the following sections of the Miami Township Zoning Resolution:

- MTZR Section 12.02: Use variance to operate a BBQ production facility with a smokehouse kitchen.
- MTZR Section 12.06D: Rear setback reduction of 11 feet for facility coolers.
- MTZR Section 12.08D & 12.08F3g: Variance for odor and smoke released from the smokers.

Ms. Kreindler reviewed the application.

The Location is zoned "I" Planned Industrial Park District and is 2.05 acres in total size. The Property Owners are Hawley Todd and David Todd. The Applicant is Midwest Best BBQ and Creamery, and the Representative is Lindsay Lennon, NCARB. The Applicant is requesting multiple variances for a new food production facility with smokehouse kitchen at the Location. The variance requests are as follows:

1. Use variance from Section 12.02 to allow a food production facility with smokehouse kitchen as a principal permitted use in the "I" district.
2. Variance from Section 12.06D to reduce the required rear yard setback from 40' to 29' for the installation of coolers.
3. Variance from Sections 12.08D and 12.08F3g to account for the odor and smoke released from the two BBQ smokers.

The Applicant previously completed the Site Plan Review process with staff, which identified the need for the variances.

Ms. Kreindler noted that behind the facility is a Duke Energy substation, there are no homes.

Mr. Munro made a motion to approve the variance as stated in the staff report, seconded by Mr. Merrill and all voted "AYE."

NEW BUSINESS

Mr. Munro made a motion to set Case #1033. James & Julie Brossert, 1198 E. Glen Echo Lane, for hearing on January 3, 2024, seconded by Mr. Merrill and all voted "AYE."

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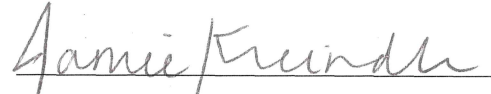
Mr. Horn made a motion to set Case #1034. M&A Warren Properties, 5687 Buckwheat Road, for hearing on January 3, 2024, seconded by Mr. Munro and all voted "AYE."

With no further business to come before the Board, the meeting was adjourned. The next regularly scheduled meeting will be held on January 3, 2024.

Respectfully Submitted,



Steve Reece, Chairman



~~Lori Pegg, Secretary~~

Jamie Kreindler,  
Township  
Planner

cc: Board of Zoning Appeals Members, BZA File