

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP ZONING COMMISSION

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____ JUNE 3, 2021 _____, (YEAR)

The Miami Township Zoning Commission met in regular session on Thursday, June 3, 2021, at 7:00 p.m. at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

The meeting was called to order by Chair Mark Schulte.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Jeff Baumgarth, Lasserre Bradley, Ed Marcin, John Rademacher, and Mark Schulte. Also present: Board Secretary Nicole Browder and Township Planner Jeff Uckotter.

Mr. Baumgarth made a motion to approve the minutes as submitted for the meeting date of May 6, 2021, seconded by Mr. Rademacher and the motion carried unanimously with all voting "AYE".

There was no old business.

The Common Rules of Conduct were waived and there were no continued hearings.

Public hearings: Case #580, Todd Property – Maronda Homes (Major RPUD Amendment), was called and the notice of public hearing was read.

Mr. Uckotter reported that on May 25, 2021, the Clermont County Planning Commission heard the case and issued a recommendation to approve with seven conditions.

Mr. Uckotter advised the applicant requested a major modification to the R-PUD. He presented a PowerPoint to the Commission that included a location map of the parcel containing the 34.58 acres on Todd Farm Lane, parcels 182518C231 and 182518C104.

Mr. Uckotter provided the historical background of the property informing the Commission the land had multiple iterations of plans proposed in 2015 and 2005 (which were not developed). Case numbers 536 and 510 were reviewed highlighting higher density proposals were previously presented one which consisted of apartment units and another that proposed 88 single-family homes with a portion (6.35 acres) which did eventually develop as Florentine Gardens (skilled nursing facility).

Mr. Uckotter also shared maps of the surrounding zoning which noted a variety of zoning districts in the vicinity. An aerial map of the property was shown. The site plan layout was reviewed. The existing R-PUD details and characteristics were summarized which included the gross site acreage at approximately 48 acres with a gross site density (including 122 apartments and 60 single-family units) equating to 3.8 units per acre. The total open space was 22.8 acres, and the zoning was shown as R-3 with an R-PUD overlay. It was reviewed that Phase I for the Clover Apartments (Case 576) was situated on 13.5 acres with 122 apartments (three stories), and Phase II for Maronda Homes (Case 580) was situated on 34.5 acres with 60 proposed single-family residential lots. It was noted that the amended R-PUD plan from Maronda Homes has proposed 25-foot front yard setbacks which was found reasonable by staff due to the topography.

Mr. Uckotter reviewed the Miami Township Vision 2025 Comprehensive Land Use Plan correlating that it was supportive of residential development on the property.

A walking trail map was reviewed which denoted potential connectivity to the Little Miami Scenic Trail nearby. Reading from the Staff Report on page 6, under the Pedestrian Circulation heading, Mr. Uckotter shared the staff recommendation for a sidewalk to be installed and configured on Loveland Miamiville Road. Mr. Uckotter emphasized that certain development milestones should be identified so that the path and sidewalk are constructed contemporaneously

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with the subdivision buildout, and that at the lower part of the Woodland Trail, an alternative and safer solution would need to be identified instead of a fjord or creek crossing.

The challenging topography on the parcel was reviewed with the Commission. Mr. Uckotter reported the site characteristics included approximately 60% steep slopes and 20-30% would remain undisturbed.

Additional photos of the surrounding land and views along with the housing product type were shown to the Commission.

Applicant Ron Roberts of Roberts Engineering shared with the Commission that discussions were held with multiple builders to maintain the integrity and beauty of the site. He stated that he has worked with Maronda Homes for the past eight months to bring this proposal forward. He reviewed adjustments to made for the sewer line relocation and grading in response to comments from the Clermont County Regional Planning Commission.

Mr. Roberts next highlighted the amenities of the proposal including a picnic/community area, mailbox clusters and a trailhead. He noted the homes would include walk-out basements and all but three lots would have a wooded view.

Mr. Roberts shared responses to input received from the Clermont County Regional Planning Commission and referenced that in 2005 the sewer plant bought property to establish distance between the plant and the property line. He also noted that a geotechnical study was completed in 2015. He concluded that the County's requests would be met through special considerations.

Mr. Schulte called for any correspondence received for Case #580. Mr. Uckotter confirmed no correspondence was received.

Mr. Schulte called for any adjoining property owners to speak.

Bill Roark, 432 Loveland Miamiville Road, spoke to clarify whether houses would be built on either side of his lot and where locations were being considered for a sidewalk as it relates to crossing or being near his property.

The Commission and Mr. Uckotter reviewed the sidewalk map with Mr. Roark.

Zoning Commission members Rademacher, Baumgarth and Marcin held discussion regarding the 20-foot sliver of R-PUD property situated next to Mr. Roark's property (zoned R-1). It was noted that an agreement was in place so that the 20 feet would transfer to Mr. Roark. The Commission held discussion on the 20 feet of property and the R-PUD impact after transfer as to whether it impedes building on the lot.

It was discussed that the R-PUD zoning would remain on the 20-foot parcel, and Mr. Uckotter commented that he would raise the issue for clarification with Planning & Zoning Administrator Brian Elliff prior to the future Trustee meeting. It was concluded that it would likely not create a difficulty for building on the Roark property since residential single-family would be permitted in R-PUD zoning. Additionally, the underlying minimum R-3 zoning side yard setback requirement is the same as the minimum R-1 side yard setback requirement of ten feet, and the parcel would likely be consolidated into Mr. Roark's existing residentially zoned parcel. It was noted that Mr. Uckotter would also raise the issue for clarification with Mr. Elliff prior to the next meeting (the Trustee Meeting).

There being no additional concerned citizens presented who wished to speak, Mr. Schulte called closed public comment and called for the recommendation of Case #580.

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Mr. Uckotter presented the staff recommendation to approve the major R-PUD amendment with the seven conditions contained in the staff report. He highlighted condition #6 noting that the site arrangement of the woodland trail could change, depending on engineering.

The Board held discussion on Case 580.

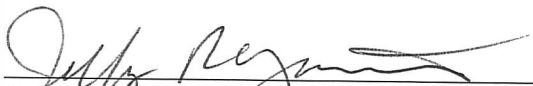
Mr. Baumgarth made a motion in Case #580, a major R-PUD amendment, to recommend adoption of the amended R-PUD plan, including the seven conditions stated in the staff report, seconded by Mr. Rademacher with all voting "AYE" and that the conditions were as follows:

1. Sidewalk shall be installed along the portion of Loveland Miamiville Road consistent with the recommendation in the staff report and shall be in place by the time zoning certificates have been issued for 50% or more of the proposed single-family homes in the R-PUD subdivision.
2. Sidewalk shall be waived along the portion of Loveland Miamiville Road, consistent with the recommendation in the staff report.
3. The developer shall pay to Miami Township an "in lieu of sidewalk" fee in an amount approved by the Township Administrator for sidewalk waived along Loveland Miamiville Road. Such fee will be due at the time of application for the first zoning certificate for the development.
4. A Final Development Plan will be submitted containing these revisions:
 - a. Detail on the pedestrian trail and construction
 - b. Detail on the trail stream crossing and connection to Loveland Miamiville Road
 - c. Detail on installation of the sidewalk along Loveland Miamiville Road
 - d. Detail on the indicated open air community shelter.
5. Open space areas shown beyond the plan's grading limits shall remain undisturbed woodlands except as graded for detention facilities approved by Clermont County.
6. The proposed Woodland Trail shall be constructed and be in place no later than by the time zoning certificates have been issued for 50% or more of the proposed single-family homes in the R-PUD subdivision. Staff may approve an alternative pathway route if necessary and/or more feasible as determined by final engineering.
7. The lot typical illustration on Sheet 2/4 of the plan shall be revised to show a 25' rear yard setback.

There were no new cases to be set.

With no further business to come before the Commission, Mr. Baumgarth made a motion to adjourn the meeting, seconded by Mr. Bradley with all voting "AYE".

Respectfully submitted,


Jeff Baumgarth, Chair


Lori J. Pegg, Secretary

Sound reference

C: Zoning Commission, Planning & Zoning Administrator, File

0314

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