

MIAMI TOWNSHIP TRUSTEE SPECIAL MEETING

BEAR GRAPHICS 800-325-8094 FORM NO 10148

Held November 9, 2023 20

The Miami Township Trustee met in a special meeting on Thursday, November 9, 2023, at 6:00 pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

The meeting was called to order by Chairman Ken Tracy

The Pledge of Allegiance was led by Mr. Tracy

Upon roll call the following members were present: Ken Tracy, Mary Makley Wolff, Mark Schulte

PUBLIC HEARINGS

Mr. Ferry read the Common Rules of Conduct.

Case #590, Cincinnati Classical Academy, 6285-6287 Tri-Ridge Blvd. was called, and the Notice of Public Hearing was read.

Mr. Elliff noted recommendations previously entered by the Clermont Regional Planning Commission and the Miami Township Zoning Commission, both of which unanimously recommended denial of the request.

Mr. Elliff noted the applicant requested a District Zone Change of 14.32 acres from "I" Planned Industrial District to "A" Agricultural District to operate a K-12 Charter School with an eventual enrollment of 1,300 students in grades K-12. The location contains two office/manufacturing buildings joined by an elevated, enclosed walkway. The buildings were formerly occupied by the International Paper Company. The combined square footage is 623,680 sq. ft. and the development would be accessed from Tri-Ridge Boulevard.

Mr. Elliff reviewed the staff report for the case in detail.

Issues noted conflict with the very recent policy planning for the Location, and additional concerns include spot zoning, the inappropriateness of agricultural zoning at this location, inconsistency with other policy guidance on correct school placement, a nearby shooting range, the intermixing of school children and activity in an industrial area, limited access off of a local road, the changing of setbacks and buffering for adjoining industrial, the fact that there are no easements in place over a private roadway the provides the only point of access to the Location.

Mr. Elliff then recited the comments from the Miami Township Fire Department, also confirmed in the staff report.

Dr. Jed Hartings, President & Founder of Cincinnati Classical Academy gave an overview of their school and its student population. Classical is a public community (charter) school that is tuition-free and open to all Ohio residents. It was founded by a volunteer board of Greater Cincinnati residents to provide a public option for traditional, classical education. The school partners with Hillsdale College for its curriculum and for support in best practices and professional development. It is one of twenty-five Hillsdale College member schools in the nation, and the only one in Ohio.

Classical opened in the 2022-23 school year with 455 students in grades K-6 and plans to add a grade each year until it is K-12 with up to 1300 students. With 98% student retention from the inaugural year, there are 602 students enrolled for 2023-24 and an additional 450 students on the waiting list. Notably the student population is drawn from a wide geographic distribution, enrolled students hail from 60 different ZIP codes, 35 school districts and 6 counties. Mr. Hartings gave an overview of their curriculum and their core values.

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Mr. Hartings addressed some of the concerns presented by the Zoning Commission in their denial, including the proximity of the building to the shooting range, the economic benefits of the school, the impact on the local school district and traffic.

Mr. David Robertson, attorney for Classical, discussed the opportunity that the Township has to house this school. He believes there are two issues, whether this is productive reuse or not and what's the proper zoning method. He believes staff thinks that productive reuse does not exist. They are willing to adapt to any zoning method the Township recommends including a variance as was granted on a neighboring property.

Mr. Ferry read a summary of correspondence received prior to the meeting.

Mr. Tracy asked for any public comments with reference to the zone change and reminded attendees that there is a 3-minute time limit.

Many people spoke both for and against the zone change.

Mr. Tracy closed the open portion of the meeting and asked for the recommendation of the Planning & Zoning Administrator.

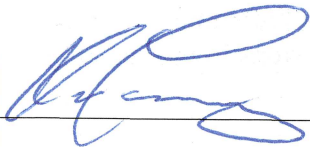
Mr. Elliff noted that staff has reviewed the application and plan and recommends that the Board of Trustees accept the Zoning Commission recommendation of DENIAL.

The Commission discussed the zone change and the recommendation. The land use plan was discussed and is meant to be for the greater good of the entire community and the guiding force behind their decisions.

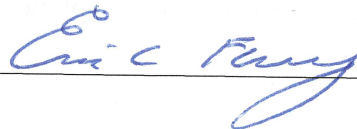
Mr. Schulte noted that based on the information received and accepting the reasons contained in the staff report, and in consideration of the unanimous recommendations of denial from the Clermont County Regional Planning Commission and the Miami Township Zoning Commission, he makes a motion to DENY the requested rezoning in Case #590, seconded by Ms. Wolff and all voted "AYE."

There being no other business the meeting was adjourned at 10:12 p.m.

Sincerely,



Ken Tracy, Chairperson



Eric C. Ferry, Fiscal Officer

Cc: file