

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

JANUARY 31, 2017

The Miami Township Board of Trustees met at the Miami Township Civic Center on Tuesday, January 31, 2017 for the purpose of hearing Case #551, Potterhill Homes, LLC and any other business to come before the Board. Mr. Tracy called the meeting to order. Mr. Elliff called the roll and Ken Tracy, Mary Makley Wolff and Karl Schultz were in attendance.

Common Rules of Conduct – waived due to small number of audience members.

The Notice of Public Hearing was read by Mr. Elliff.

Mr. Elliff referenced the report from the Clermont County Planning Commission. He stated that the Planning Commission had voted to recommend approval of the request. He also noted from the county staff report that the Clermont County Engineer had no comments on the case, and that the Water and Sewer Department stated that there was available water and sewer capacity for the subdivision.

Mr. Elliff explained that that the Zoning Commission had earlier in January met and entered a recommendation of approval, with eight conditions.

Mr. Tracy asked Mr. Elliff to provide the staff report. Mr. Elliff presented a detailed power point presentation to the Board, explaining the nature of the amendment request and detailing the proposed changes. He commented that an important change was a public access point to the park was now being provided.

The applicant Potterhill Homes, represented by Mr. Jim Watson, then presented the case to the Board. Mr. Watson went over the changes being requested and the reasons for the change. Also speaking on behalf of the applicant was Mr. Dan Rolfes. Mr. Rolfes introduced others at the meeting there on behalf of the applicant. Mr. Rolfes stated that he still believed in the traditional design that had been constructed, but that it did not seem to be working out as well in this location. He stated that the absorption rate had been below more customary type homes being constructed in the area.

Due to the small number of audience members, Mr. Tracy then called for any adjoining owner or concerned citizens who would like to speak to come forward. No one chose to address the Board.

Mr. Elliff then summarized two items of correspondence that had been received in the case, both in opposition. Copies of the letters had also been provided to and read by the Board members. This correspondence is in the file of Case #551 and is incorporated herein by reference.

Mr. Elliff then presented the staff recommendation, which was for approval including the eight conditions contained in the staff report. He stated that these were the same conditions as had been proposed by the Zoning Commission in its recommendation.

The Board then closed the public portion of the meeting and entered into discussion of the case.

Mrs. Wolff commented on the traditional design of the current subdivision. She also stated that the applicant had given the current design a good try for many years, and it was reasonable to now try another style.

Mr. Schultz discussed the proposed changes and design, as well as that the density was decreased. Mr. Schultz observed that the area had been known historically to retain water and contain wetlands.

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

JANUARY 31, 2017

Mr. Tracy asked Mr. Elliff if the wetlands had been reviewed with the original subdivision. Mr. Elliff stated that it appears to have been looked at more carefully with the revised design, as the green space was carved out around wetland areas.

There being no further discussion, Mr. Tracy called for a vote. Ms. Wolff moved to approve the requested major modification for the Mills of Miami Subdivision, subject to and including the eight conditions contained in the staff report, seconded by Mr. Schultz with all voting "AYE".

With no further business to come before the Board, the meeting was adjourned at 7:25 p.m.

ATTEST:

Brian Elliff, Acting Fiscal Officer

Ken Tracy, Chairperson