

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

NOVEMBER 11, 2013

The Miami Township Board of Trustees met at the Miami Township Civic Center on Monday, November 11, 2013 for the purpose of hearing zoning Case #532. Trustee Schultz called the meeting to order and the Pledge of Allegiance was given. Eric Ferry called roll. Karl Schultz, Ken Tracy and Mary Makley Wolff were in attendance.

Mr. Schultz advised what this meeting was for and asked that everyone be courteous of one another.

Case #532, Beaver Creek Development was called and the notice of public hearing was read. Mr. Ferry advised the County recommended approval of the request and that the Miami Township Zoning Commission voted to approve Case #532 with the condition that the buffer areas that are disturbed, specifically the detention area, will be landscaped with trees consistent of size for adequate buffering.

Mr. Ethridge explained the applicant is requesting to change 15.5229 acres of property from "R-2" Single Family to "R-PUD" Residential Planned Unit Development for the construction of 31 single family homes. Mr. Ethridge went through the site plan review and zoning regulations and how the applicant met those regulations.

Mr. Doug Smith, of McGill Smith Punshon, came forward for the applicant. Mr. Smith explained the underlying zoning is 2.6 units per acre and they are proposing 2.0 units per acre. The open space required is 20% and they will have 27%, there will be sidewalks on both sides of the street, there will be street lights, the county is not requiring a traffic impact study, the final grading and drainage plan will be submitted to the county for approval, the county Water Resources stated there is capacity in the water and sewer systems for the proposed development, there will be a HOA to take care of the open space, the trees in on the steep hillside will not be disturbed except for where needed, and it complies with the Miami Township VISION 2025 Comprehensive Land Use Plan.

There were no adjoining property owners to come forward regarding this case.

Correspondence consisted of a copy of one letter sent to the Zoning Commission, from Robert and Jacqueline Cafera, in opposition. Their concerns were that the proposed plan will substantially interfere with their right to quiet enjoyment of their property, loss of wildlife habitat, smaller lots will affect their property value, possible trespassing on to their property, increased traffic, sewer and storm water management, ingress and egress impacting their property and that they are gun owners and target practice on their property.

There were no concerned citizens to come forward regarding this case.

Mr. Ethridge recommended the Trustees approve the request of Case #532.

Mr. Tracy made a motion to close the open portion of Case #532, seconded by Mrs. Wolff with all voting "AYE".

The Board discussed the R-PUD and what it is intended to be used for.

Mr. Tracy made a motion to accept the recommendation for Case #532, seconded by Mrs. Wolff with all voting "AYE".

With no further business to come before the Board the meeting was adjourned at 7:23 p.m.

ATTEST: _____
Eric Ferry, Fiscal Officer

Karl Schultz, Chairperson