

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

MAY 01, 2024

Held

20

The Miami Township Board of Zoning Appeals met in regular session on Wednesday, May 01, 2024, at 7:00 p.m. at the Miami Township Civic Center. Chairperson Randy Merrill called the meeting to order and led the Pledge of Allegiance.

**ROLL**

Attending: Randy Merrill, Greg Horn, Todd Munro, Wayne Loudermilk, and Steve Reece. Also present: Zoning & Property Maintenance Inspector John Langenheim (standing in for Township Planner Jamie Kreindler) and Secretary Kelly Gibson.

**APPROVAL OF MINUTES**

Mr. Munro made a motion to approve previous minutes from April 03, 2024, seconded by Mr. Horn. Upon the roll call, all voted "Yes."

**COMMON RULES OF CONDUCT**

Waived.

**CONTINUED HEARINGS**

None.

**PUBLIC HEARINGS**

**WILLIAM THOMAS – 1259 HOLLAND DRIVE – CASE #1041**

Mrs. Gibson read the Notice of Public Hearing for Case #1041.

The applicant requests a variance from Section 11.06B to allow high quality metal siding on an accessory garage building as well as a variance to increase the maximum height allowed for accessory structures from 15' to 18'-3".

Speakers for the Case were sworn in by Mr. Merrill.

Mr. Merrill called for a summary of the Staff Report.

The staff summary read by Mr. Langenheim included a brief PowerPoint presentation, and Mr. Langenheim explained that the property is zoned "B-2" General Business District and is 1.20 acres in size. The Applicant plans to construct a new garage on the property which would require the following variances:

1. Variance from Section 11.06B to allow metal siding as an acceptable exterior building material.
2. Variance to increase the maximum height allowed for accessory buildings from 15' to 18'-3" tall.

Mr. Langenheim presented the applicable zoning sections, site plan, elevation drawings, and photos of the property. There were no questions.

Mr. Merrill called for the presentation by the Applicant. The applicant announced that he was available to answer any questions from the Board but had nothing to add to the presentation.

There were no adjoining property owners and interested citizens in attendance.

Mr. Merrill asked for the Township staff recommendation. Mr. Langenheim advised that the hardship criteria had been reasonably met and said that staff recommends approval of the requested variances. The Board did not have any additional questions for the staff.

Mr. Horn made a motion to approve the above stated variances in Case #1041. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO. 10148

MAY 01, 2024

Held

20

**JON & ANDREA BURKHARDT – 897 WINDROW LANE – CASE #1042**

Mrs. Gibson read the Notice of Public Hearing for Case #1042.

The applicant requests a variance from Section 8.01C3a to replace a fence that extends into their front yard and a variance from Section 5.06C to reduce the rear yard setback required for a patio roof cover.

Speakers for the Case were sworn in by Mr. Merrill.

Mr. Merrill called for a summary of the Staff Report.

The staff summary included a brief PowerPoint presentation, and Mr. Langenheim explained that the property is zoned as “R-2” Residence District and is .40 acres in size. The Applicant plans to replace an existing fence located in the front yard of the property. Current Zoning regulations do not allow front yard fences. Mr. Langenheim stated that the Applicant is requesting two variances as follows:

1. Variance from Section 8.01C3a to replace fencing in the front yard of their property.
2. Variance from Section 5.06C to reduce the rear yard setback for a covered patio addition.

Mr. Langenheim presented the applicable zoning sections, site plan, elevation drawings, and photos of the property. There were no questions.

Mr. Merrill called for the presentation by the Applicant, which was given by the property owner Mr. Jon Burkhardt, who was accompanied by Mrs. Andrea Burkhardt. Mr. Burkhardt explained that the couple have been long-time residents of the Township and had talked to their neighbors whom they believe would also view the updates as an upgrade.

There were no adjoining property owners and interested citizens in attendance.

Mr. Merrill asked for the Township staff recommendation. Mr. Langenheim advised that the hardship criteria had been reasonably met and said that staff recommends approval of the requested variances. The Board did not have any additional questions for the staff.

Mr. Loudermilk made a motion to approve the above stated variances in Case #1042. Mr. Horn seconded the motion. Upon roll call, all voted “Yes.”

**OLD BUSINESS**

None.

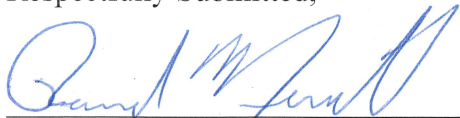
**NEW BUSINESS**

None.

**ADJOURNMENT**

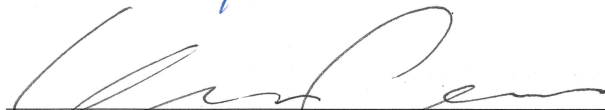
There being no further business, the meeting was adjourned. There being no new business, the next meeting date will be determined at a later time.

Respectfully Submitted,




---

Randy Merrill, Chair




---

Kelly Gibson, Secretary

CC: Board of Zoning Appeals Members, BZA File