

RECORD OF PROCEEDINGS

0359

Minutes of

Meeting

MIAMI TOWNSHIP ZONING COMMISSION

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held \_\_\_\_\_ MARCH 07, 2024 \_\_\_\_\_ (YEAR)

The Miami Township Zoning Commission met in regular session on Thursday, March 7, 2024, at 7:00 pm at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

The meeting was called to order by Chair Ed Marcin. The Pledge of Allegiance was led by Mr. Marcin. Jeff Baumgarth made a motion to appoint Brian Elliff as Acting Secretary and was seconded by Tim Brandstetter, all voted Yes.

Upon roll call the following members were present: Ed Marcin, Jeff Baumgarth, Tim Brandstetter, Carol Turchick and Bret Sims. Also present: Planning & Zoning Administrator and Acting Secretary Brian Elliff.

Jeff Baumgarth made a motion to approve the minutes of the February 1, 2024, meeting, seconded by Bret Sims. Upon the roll call, Ed Marcin and Tim Brandstetter abstained, and all others (Baumgarth, Sims, Turchick) voted Yes.

PUBLIC HEARINGS: Grove Park Subdivision~ Case #594 (Major RPUD Amendment)

The Notice of Public Hearing for the case was read by Brian Elliff.

Mr. Marcin called for a summary of the staff report. The summary was provided by Brian Elliff including a brief power point presentation. Mr. Elliff explained that the applicant, MI Homes of Cincinnati, LLC and owner David Bockman were requesting a modification to the RPUD plan previously approved in Zoning Case #581 so to allow for vinyl siding as an option in constructing the homes, and also to present sample elevations to the Board for its approval. He noted that the proposed home structures were similar to as was constructed by the applicant in the Lamoma Cove subdivision. He also commented that the original developer had abandoned the project, and it was now being taken over by the Applicant MI Homes, and that they were planning to build the subdivision per the previously approved plan.

Mr. Baumgarth asked if the prior approval specified the size of the proposed buildings. Mr. Elliff stated that only elevation samples were submitted in the prior case.

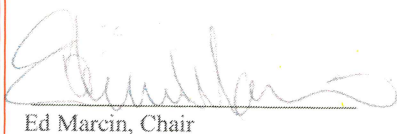
Mr. Marcin called for the presentation by the Applicant, which was given by Justin Lanham of MI Homes. Mr. Lanham provided background on the company, and then explained the changes requested in the building materials - to allow a vinyl siding option, and presented proposed home elevations that would be constructed.

Mr. Brandstetter asked if the revision was to provide additional siding options to the homeowner. Mr. Lanham agreed and explained some of the benefits of vinyl siding and that it was less costly (\$10k- 20k less per house).

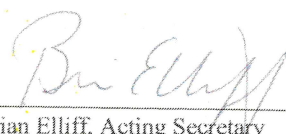
Public comment was then offered, with several questions posed to the developer including the proposed selling price of the homes and when the landscaping would be installed around the subdivision. Mr. Elliff explained how installation of landscaping for subdivisions occurs. There being no further public comment, the public portion of the hearing was closed.

After discussion and comment by the Board, Mr. Baumgarth moved to approve the proposed revision to General Note 6, Sheet C2 in the original plan to now allow vinyl siding and also to approve the submitted example housing plan elevations. Seconded by Mr. Brandstetter. All voted Yes.

There being no further business, the meeting was adjourned at 7:29 p.m. The next meeting is scheduled for April 4, 2024 at 7:00 p.m.



Ed Marcin, Chair



Brian Elliff, Acting Secretary