

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF TRUSTEES

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

DECEMBER 08, 2025

20

The Miami Township Board of Trustees met in special session on Monday, December 08, 2025, at 5:30 p.m. at the Miami Township Civic Center. Chairperson Mark Schulte called the meeting to order and led the Pledge of Allegiance.

ROLL

Mr. Eric Ferry called the roll. Attending were Trustees Mary Wolff, Mark Schulte, and Ken Tracy. Also present: Township Administrator Steve Kelly and Planning and Zoning Administrator Brian Elliff.

COMMON RULES OF CONDUCT

Waived.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS**REZONE "I" INDUSTRIAL TO "H" RESORT DISTRICT (STEFFEN) – CASE #600**

The Notice of Public Hearing was read by Mr. Ferry, who explained that the case is to hear a proposed amendment to the Miami Township Zoning Resolution (MTZR) which would rezone the applicant's parcel, address 218 Beech Road, to "H" Resort District from that of "I" Planned Industrial Park District.

Chairperson Schulte requested the Recommendation of the Zoning Commission in Case #600.

Mr. Elliff stated that the Zoning Commission had met November 06, 2025, to hear Case #600 and had recommended approval of the case to Miami Township Board of Trustees.

Chairperson Schulte requested the explanation by the Planning and Zoning Administrator.

Mr. Elliff displayed the staff report on the case and showed a presentation with aerial photos of the area. Mr. Elliff's overview of the property showed that the parcel is located East of a nearby lake, with neighbors surrounding the land, to the West. The lake and other properties are designated "H" Resort District; however, 218 Beech Road remains "I" Industrial. Elliff stated that the applicants are concerned that if an adjoining property, Remington Clean Fill (an active industrial site), is developed further, the Steffen property would not be entitled to any supplemental protections under the MTZR by virtue of being zoned "I" Industrial. However, as "H" Resort, the Remington property would be required to have a setback of at least 75', 10' of which would be required to contain landscape buffering, and a rear setback of at least 40'.

Chairperson Schulte called for the Presentation of the Applicant. The Applicant introduced himself as Don Steffen and stated that he and his wife had invested a lot of money into their property and did not know it was zoned "I" Industrial until well after purchasing. Mr. Steffen also stated that he had spoken to Remington about potentially buying a 200' section of their property but had been turned down. Mr. Steffen continued that he would just like to be a good neighbor but does not want to lose his property value.

There was no correspondence.

Chairperson Schulte called for Public Comment, to which there was none, and asked for the Recommendation of the Planning and Zoning Administrator.

Mr. Elliff responded that staff recommends that the Board of Trustees adopt a motion approving the request to rezone the location from "I" Planned Industrial Park District to "H" Resort District, and that staff's recommendation is consistent with that of the Zoning Commission.

Chairperson Schulte closed the open portion of the meeting and called for Board discussion. Trustee Wolff stated that the rezone is consistent and makes perfect sense.

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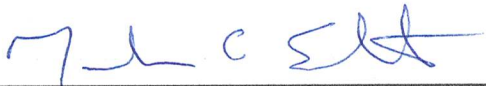
Trustee Wolff made a motion to accept the recommendation of the Miami Township Zoning Commission and approve the request to rezone the location from "I" Planned Industrial Park District to "H" Resort District.

Trustee Tracy seconded the motion. Upon roll call, all voted "AYE."

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:44 p.m.

Respectfully Submitted,



Mark Schulte, Chair



Eric Ferry, Fiscal Officer