

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP BOARD OF TRUSTEES

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held MARCH 09, 2026 _____ 20_____

The Miami Township Board of Trustees met in special session on Monday, March 09, 2026, at 6:30 p.m. at the Miami Township Civic Center. Chairperson Ken Tracy called the meeting to order and led the Pledge of Allegiance.

ROLL

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

COMMON RULES OF CONDUCT

Waived.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS**MOHAWK TRAILS, LLC REZONE "I" TO "R-3" – CASE #603**

The Notice of Public Hearing was read by Mr. Eric Ferry, who explained that the case is to hear a proposed rezone of an "I" Planned Industrial Park District to "R-3" Residence District.

Mr. McCormack gave an overview of the case, stating that Case #603 was heard by the Zoning Commission at its regularly scheduled meeting on January 8, 2026.

In this case, Mr. McCormack stated that the applicant is Mohawk Trails, LLC (Russ Thomas). The property is the parcel located at the rear of 1804 State Route 131, Milford Ohio 45150 (Parcel ID 182404C043.) ("Location") and contains approximately 3.77 acres.

Mr. McCormack continued, stating that the site is mostly vacant except for a fenced area in the southeast. It borders a single-family residential property to the south (owned by the applicant and partly extending east due to angled boundaries). To the west is industrially zoned land currently used for residential and agricultural purposes. To the north is a developing residential subdivision with existing single-family homes. To the east lies additional vacant land zoned for industrial use.

Chairperson Tracy requested the Recommendation of the Zoning Commission in Case #603.

Mr. McCormack stated that the Zoning Commission recommends approval of the case to the Miami Township Board of Trustees, with the following conditions:

1. The Applicants will need to provide a notarized written affidavit that attests that current and future development on this property will be limited to the two-unit residential use—consistent with the information presented in this case and its associated public hearings.

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

Mr. McCormack explained that the applicant proposes building a "barndominium" (or garage-ominium), a residence that combines full living quarters with a large storage/shop area for personal use. The plan meets zoning criteria for residential use based on its design and features. However, the applicant intends to include two connected living units sharing the garage space, making it a duplex. Because of this, rezoning to an "R-3" district is required, as duplexes are only permitted there. The property meets the size requirement for this zoning.

Additionally, Mr. McCormack stated that the proposed rezoning aligns with the 2023 Land Use Plan by maintaining low residential density (about 0.53 units per acre) and reflecting limited demand for industrial zoning in the area. Although no nearby properties are zoned R-3, the change is considered appropriate as a transitional buffer between higher-intensity uses along State Route 131 and nearby single-family homes.

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Because R-3 zoning is not a planned unit development, future development is not strictly tied to the applicant’s proposal, though the applicant has indicated willingness to commit to their plan through private restrictions. Planning staff concluded the rezoning is consistent with policy and sound planning principles, and the Clermont County Regional Planning Commission recommended approval at its December 16, 2025 meeting.

Chairperson Tracy called for the Presentation of the Applicant. The applicant was not present.

There was no correspondence or public comment.

Chairperson Tracy asked for the Recommendation of the Planning and Zoning Administrator. For Case #603, Mr. McCormack stated that staff recommends that the Zoning Commission adopt a motion recommending to the Miami Township Board of Trustees approval of the request to rezone the Location from “I” Planned Industrial Park District to “R-3” Residence District, with the condition outlined above.

Chairperson Tracy closed the open portion of the meeting and called for Board discussion. The Trustees expressed support of the project.

Trustee Wolff made a motion to approve the request to rezone the Location from “I” Planned Industrial Park District to “R-3” Residence District with the condition that:

1. The Applicants will need to provide a notarized written affidavit that attests that current and future development on this property will be limited to the two-unit residential use—consistent with the information presented in this case and its associated public hearings.

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


ADJOURNMENT

There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,



Ken Tracy, Chair



Eric Ferry, Fiscal Officer