

RECORD OF PROCEEDINGS

Minutes of

MIAMI TOWNSHIP BOARD OF ZONING APPEALS

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

MAY 07, 2025

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The Miami Township Board of Zoning Appeals met in regular session on Wednesday, May 07, 2025, 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, Wayne Loudermilk, and Cheryl Eckelman. Also present: Township Planner Jamie Kreindler and Secretary Kelly Gibson.

APPROVAL OF MINUTES

Mr. Loudermilk made a motion to approve the previous minutes from April 02, 2025, seconded by Mr. Horn. Upon the roll call, all voted "Yes," except for Mrs. Eckelman, who abstained.

COMMON RULES OF CONDUCT

Waived.

CONTINUED HEARINGS

None.

PUBLIC HEARINGS**EAGLE CUSTOM HOMES INC – 373 BRIDGE STREET – CASE #1057**

Mrs. Gibson read the Notice of Public Hearing for Case #1057. The Applicant is requesting a 5' side setback reduction variance to build a detached garage. Speakers for the case were sworn in by Mr. Merrill, and Mr. Merrill called for a summary of the Staff Report.

Ms. Kreindler explained that the Location is zoned "B-2" General Business District and is .17 acres in total size. The Property Owner is Owlery Publications LLC, and the Representative is Stephen Feagles on behalf of the Applicant, Eagle Custom Homes Inc. The Applicant is proposing to build a 15' by 24' (360 square foot) detached garage in the rear yard of the Location. The proposed accessory garage is located 5' off the left side property line. This requires a variance reduction of 5' since the minimum side yard setback for accessory structures in this zoning district is 10'.

Ms. Kreindler continued, stating that the requested variance was not substantial and that due to the location of an existing septic tank to the right of the proposed detached garage, it is not feasible to build the garage with a 10' left side setback. The site plan was shown to the Board. There were no further questions for Ms. Kreindler.

Mr. Merrill asked the Applicant to present their case. Stephen Feagles addressed the Board and added that he wishes to have the best outcome for his client while remaining in compliance with the zoning code. Mr. Feagles mentioned that there was previously a carport in the same location as the proposed garage. Mr. Merrill asked if the former carport is the same size as the proposed garage. Mr. Feagles answered that the proposed garage is smaller in size.

There were no adjoining property owners or interested citizens in attendance. Mr. Merrill asked for the Township Staff Recommendation. Ms. Kreindler recommended approval of the variance, stating that hardship criteria are reasonably met.

The open portion of the hearing was closed, and Mr. Merrill called for discussion. Everyone agreed that the request was reasonable.

Mr. Loudermilk made a motion to approve the variance in Case #1057. Mrs. Eckelman seconded the motion. Upon roll call, all voted "Yes."

STUART PARKER – 753 MCCLELLAND RD – CASE #1058

Mrs. Gibson read the Notice of Public Hearing for Case #1058. The Applicant is requesting a variance to increase the height allowed for an accessory garage. Speakers for the case were

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sworn in by Mr. Merrill, and Mr. Merrill called for a summary of the Staff Report.

Ms. Kreindler explained that the Location is zoned "R-1" Residence District and is 4.29 acres in total size. The Property Owners are Eddie and Linda Parker, and the Applicant is Stuart Parker. The Applicant is proposing to build a 30' by 40' (1,200 square foot) accessory garage in the rear of the property. The height of the proposed accessory garage is 22' which requires a variance of 4' to increase the maximum allowed height. Since this Location is between 1-5 acres in size, the maximum allowed height for a 1,200 square foot accessory structure is 18'.

The site plan was shown to the Board. Ms. Kreindler continued that the plans include doors large enough to accommodate large pieces of equipment which are intended to allow the homeowner to keep the yard and driveway clear of belongings. Additionally, Ms. Kreindler stated that the property is rather deep, and the proposed garage would be setback far from the street, ensuring it is mostly out of view from surrounding properties.

Mr. Merrill asked the Applicant to present their case. Stuart Parker addressed the Board and stated that he is the resident of the property and is requesting the variance to have a garage tall enough to fit a backhoe and RV. Additionally, some of the height requested would allow a slanted roof, preferable for snowfall conditions.

There were no adjoining property owners or interested citizens in attendance. Mr. Merrill asked for the Township Staff Recommendation. Ms. Kreindler recommended approval of the variance, stating that the hardship criteria had been met and the variance is not substantial or highly visible.

The open portion of the hearing was closed, and Mr. Merrill called for discussion. Everyone agreed that the request was reasonable.

Mr. Horn made a motion to approve the variance in Case #1058. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

CODY MORA, HUTTON ST 21 LLC – 6055 BRANCH HILL GUINEA – CASE #1059

Mrs. Gibson read the Notice of Public Hearing for Case #1059. The Applicant is requesting a variance to construct a second monument sign along the Branch Hill Guinea Pike frontage. Speakers for the case were sworn in by Mr. Merrill, and Mr. Merrill called for a summary of the Staff Report.

Ms. Kreindler explained that the Location is zoned "B-2" General Business District and is the future site for the Wawa convenience store/gas station. The Property Owner is Lamons Properties LLC, the Applicant is Hutton St 21 LLC, and the Representative is Cody Mora. Based on Miami Township Zoning Resolution Section 24.07D1a, Wawa is entitled to one monument sign for the Location, which is shown near State Route 28 on the site plan. The site plan was shown to the Board and the location along Branch Hill Guinea Pike where the second monument sign is requested was indicated. An image of the monument sign and associated specifications were also shown. Both signs would be identical.

Mr. Merrill asked the Applicant to present their case. William Hodges addressed the Board and stated that although the lot is not technically a corner lot, it displays many characteristics of a corner lot and therefore the request is meant to create easier wayfinding along the two adjoining major roads.

There were no adjoining property owners or interested citizens in attendance. Mr. Merrill asked for the Township Staff Recommendation. Ms. Kreindler recommended approval of the variance, stating that the hardship criteria had been met, and the request was not found to be excessive or negatively impactful.

The open portion of the hearing was closed, and Mr. Merrill called for discussion. Everyone agreed that the request was reasonable.

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Mrs. Eckelman made a motion to approve the variance in Case #1059. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

OLD BUSINESS

None.

NEW BUSINESS

GWENDA KROEGER – 539 BLACKHAWK TRAIL – CASE #1060

Ms. Kreindler stated that the application is complete. The Applicant is requesting a variance to install an 8' tall fence adjoining a business property to the rear of the property.

Mr. Loudermilk made a motion to set the case for public hearing on June 04, 2025. Mr. Horn seconded the motion. Upon roll call, all voted "Yes."

SPEEDWAY LLC – 1060 STATE ROUTE 28 – CASE #1061

Ms. Kreindler stated that the application is complete. The Applicant is requesting variances for a second monument sign as well as an increase in size for each monument sign.

Mr. Horn made a motion to set the case for public hearing on June 04, 2025. Mrs. Eckelman seconded the motion. Upon roll call, all voted "Yes."

DANIEL MURRAY – 4 LAURELWOOD DRIVE – CASE #1062

Ms. Kreindler stated that the application is complete. The Applicant is requesting a variance to allow a portion of an accessory garage to be placed in the front yard of a residential property.

Mr. Loudermilk made a motion to set the case for public hearing on June 04, 2025. Mrs. Eckelman seconded the motion. Upon roll call, all voted "Yes."

28 RENTALS LLC – 1235 STATE ROUTE 28 – CASE #1063

Ms. Kreindler stated that the application is complete. The Applicant is requesting conditional use to allow portable storage units as well as several variances from Zoning Resolution Sections 11.06A, 11.06B, and 23.04B4F.

Mr. Loudermilk made a motion to set the case for public hearing on June 04, 2025. Mrs. Eckelman seconded the motion. Upon roll call, all voted "Yes."

NICHOLAS MOLITOR – 5875 MENNO DRIVE – CASE #1064

Ms. Kreindler stated that the application is complete. The Applicant is requesting a variance to install a 6' privacy fence in part of the front yard of the property.

Mrs. Eckelman made a motion to set the case for public hearing on June 04, 2025. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

DAN BEARD COUNCIL – 581 IBOLD ROAD – CASE #1065

Ms. Kreindler stated that the application is complete. The Applicant is requesting conditional use for a new skilled trades education center at the property.

Mr. Horn made a motion to set the case for public hearing on June 04, 2025. Mr. Loudermilk seconded the motion. Upon roll call, all voted "Yes."

ADJOURNMENT

There being no further business, the meeting was adjourned.

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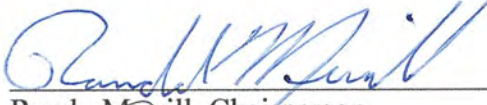
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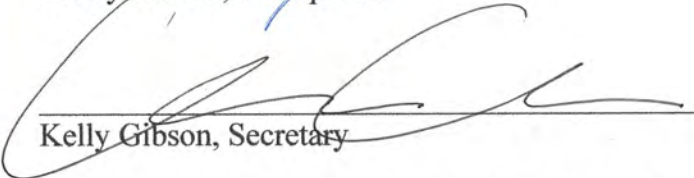
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Respectfully Submitted,



Randy Merrill, Chairperson



Kelly Gibson, Secretary

CC: Board of Zoning Appeals Members, BZA File