

**MIAMI TOWNSHIP
ZONING COMMISSION
Tuesday, May 15, 2018**

6:00 P.M. Meeting called to order and roll called.

Action on minutes from April 17, 2018

New Business

ZC #413-13 Dayton Christian School - Washington Church Rd

The applicant has filed a request to approve a major modification to the preliminary plan for a 43.59 acre school property (Dayton Christian School), identified as Parcel ID K45 02603 0005 within the "PD-5" Planned Mixed-Use District. The application is for a change to the location of the gymnasium and western parking field. The subject property is located on the northwest corner of the intersection of Washington Church Road and Spring Valley Road, and being further located in Section 11, Town 2, Range 5MRS of Montgomery County, Ohio. The property owner is listed as Legacy Ministries International, 9391 Washington Church Road, Miamisburg, Ohio 45342.

ZC #393-07 Zengel Construction Company - Rivendell

A request has been made for a major modification to the preliminary development plan to Rivendell, a proposed single family residential neighborhood on 31.742 acres. The proposal includes three sections containing 82 total dwelling units. The parcel is located on the south side of Vienna Parkway, approximately 600 feet south of the intersection of Rosecliff Place and Vienna Parkway, in Sec. 7, T.1, R.6MRS, Miami Township, and Montgomery County, Ohio, parcel ID #K45 02401 0003. The property owner is listed as Zengel Construction Company, 2431 Vienna Parkway, Dayton, OH 45459.

ZC #429-18 Text Amendment – Article 19

The intent of this amendment is to clarify what uses are permitted in each Business District and to add childcare centers as a use to the B-2 district as a permitted use.

ZC #430-18 Text Amendment – Article 31

The intent of this amendment is to amend the provisions of Article 31 governing Planned Developments, specifically the standards for approval of a planned development.

ZC #431-18 Text Amendment – Article 32

The intent of this amendment is to amend the site planning standards for Planned Residential Districts under Article 32.

ZC #432-18 Text Amendment – Article 38

The intent of this amendment is to clarify specific structures are not considered accessory structures.

Other Business

Announcements

Adjourn