

**Miami Township
Board of Zoning Appeals
Monday, April 15, 2019**

Members of the Board of Zoning Appeals present:

John Broz, Chairman
Gregory Clatterbuck
James Hamilton
Zach Dickerson
Fred Sinder

Members of Miami Township Staff present:

Alex Carlson, Planner

Others Present:

Andrew Richlen, 1801 Watermark Drive, Suite 201

GENERAL MEETING

Mr. Broz called the meeting to order at 6:04 PM.

Action on minutes from March 4, 2019

Mr. Hamilton motioned to approve the minutes from March 4, 2019. Mr. Clatterbuck seconded the motion. Mr. Dickerson and Mr. Sinder abstained, and the rest of the vote was all ayes. The motion passed.

THE OATH

Mr. Broz administered the Oath of Truth to the following people:

Andrew Richlen
Alex Carlson

NEW BUSINESS

1. Case # BZA 836-19 Non-Conforming Conditional Use

Mr. Broz stated the case to be heard was BZA #836-19 filed by Kyle Wake. He further noted that the property was located at 3773 Summit Glen Drive and was zoned "B-4" Business District.

Mr. Carlson came forward and stated the application had been properly filed, the case was properly advertised, and the surrounding property owners were notified.

Mr. Carlson explained that the applicant was requesting a substitution of a non-conforming conditional use for the property located at 3773 Summit Glen Drive. He stated that the applicant would like to modify the façade of the building. He noted the requested modification would further bring the building into compliance with the current development standards but falls just short of the required façade material. He stated the applicant's proposed modifications would consist of 76% brick whereas the development standards for the B-4 district require 80% brick like material.

Mr. Carlson presented a slide showing the proposed modifications. He reiterated that the proposed modification would bring the building more into conformity with the current development standards but would not fully meet the façade requirements. He further noted that this change would not run with the land and any future façade changes would require approval by this board.

Mr. Clatterbuck asked if the sign was included in the request and Mr. Carlson stated that if this case is approved by the board, the applicant would then need to apply for a zoning certificate for signage.

Mr. Sinder asked if the existing window was in conformance.

Mr. Carlson stated that the window was permitted at the time the building was constructed in 2007.

Mr. Andrew Richlen from the GPD Group came forward and confirmed he was sworn in.

Mr. Richlen noted that the intent is to meet the required standards as much as possible. He explained that there were structural limitations that prevented them from meeting the entire requirement.

Mr. Clatterbuck asked if the proposed stone would match what is currently on the building and Mr. Richlen stated it is.

Mr. Broz asked if there were any further public comments and there were none.

The board discussed the case.

Mr. Clatterbuck made a motion to approve case #BZA 836-19 as shown with no stipulations.

Mr. Hamilton seconded the motion and the vote was all ayes. The motion passed.

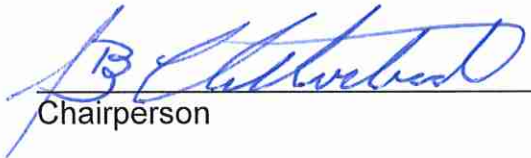
OTHER BUSINESS

None

ADJOURN

Mr. Hamilton made a motion to adjourn the meeting at 6:25 p.m., Mr. Clatterbuck seconded the motion, and the vote was all ayes. The motion passed, and the meeting was adjourned.

Respectfully Submitted,
Nicole Kessel, Recording Secretary


Chairperson


Date