



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON JUNE 23, 2026

MIAMI TOWNSHIP – ZONING MAP AMENDMENT

CASE NO. MT 604

APPLICANT:

Andrew Schrock
8361 Broadwell Rd.
Cincinnati, OH 45244

PROPERTY OWNER:

M&A Warren Properties LLC
1334 State Route 131
Milford, OH 45150

PARCEL ID:

PIN 184612C067

ADDRESS OF REQUEST:

5687 Buckwheat Road

REQUEST:

Requesting to amend the zoning designation of the subject property parcel (PIN 184612C067) consisting of +/- 0.58 acres from the “R-1” Residence District to “B-1” Neighborhood Business District for the purpose of running a video production business that would store and ship small amounts of inventory.

ZONING:

The existing zoning for the subject property is “R-1” Residence District. The surrounding properties consist “B-1” Neighborhood Business District, “R-1” Residence District, and “R-3” Residence District. *See attached zoning map.*

Note: The County zoning map may show inaccuracies to what the Goshen Township Official Zoning Map has the property listed as.

LAND USE:

The subject property is currently a vacant structure.

HISTORY:

No relevant history for the subject property.

CONTENTS OF REPORT:

Exhibit A: Township Application and Project Narrative

Exhibit B: Parcel Map

Exhibit C: Zoning Map

Exhibit D: Proposal Map

Exhibit E: Portion of the Miami Township Zoning Resolution

Exhibit F: Portion of the Miami Township Land Use Plan

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Miami Township Zoning Resolution Chapter 10 “B-1 Neighborhood Business District” details the purpose, types, and standards of the district. As stated in the resolution, the purpose of the district is to establish areas of commercial activity that offer small scale retail goods and personal services that are located in proximity to the residential areas they are intended to serve. These commercial areas shall be located and designed as to encourage the clustering and integration of groups of businesses, to minimize the creation of undue traffic congestion and to minimize impact on adjoining residential.

The subject property is not specifically identified as a focus area within the 2023 Miami Township Land Use Plan, but it was identified as part of a commercial corridor in the Vision 2025 Land Use Plan (2005).

DEVELOPMENT CHARACTER:

This proposal is in alignment with the Miami Township Zoning Resolution. The surrounding area is commercial and residential, and includes lots of varying sizes. The proposed use is typically a good transitional use for residential and commercial uses.

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	X
Water Management & Sediment Control (WMSC)	X	
Soil and Water Conservation District (SWCD)	X	X
Ohio Department of Transportation (ODOT)	X	
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

Engineer's Office Comments:

- A Traffic Impact Study is likely not required as it is not expected that the trips generated by the proposed development during the peak hour will exceed 100 trips.

Water Resources Department Comments:

- Reach out to Water Resources Department to confirm sewer and water capacity is available.

Water Management & Sediment Control Comments:

- There are no comments from WMSC at this time.

Soil & Water Conservation District

- There are no comments from SWCD at this time.

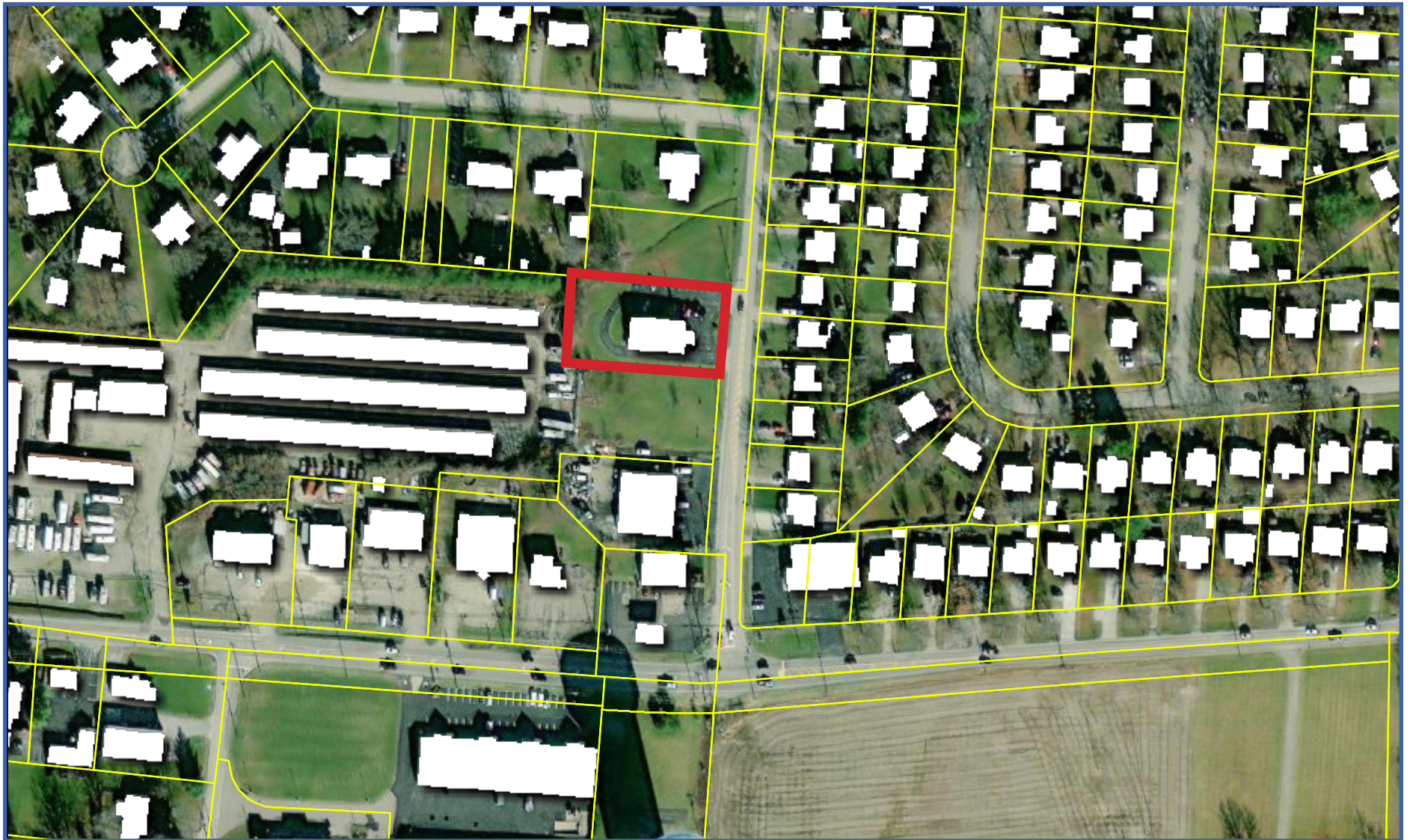
STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **RECOMMEND APPROVAL WITH CONDITIONS** of Miami Township Zoning Map Amendment Case MT 604 and its request to amend the zoning designation of the subject property parcel (PIN 184612C067) consisting of +/- 0.58 acres from the "R-1" Residence District to "B-1" Neighborhood Business District for the purpose of running a video production business that would store and ship small amounts of inventory.

1. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

PARCEL MAP

MT 604



PROPERTY INFORMATION

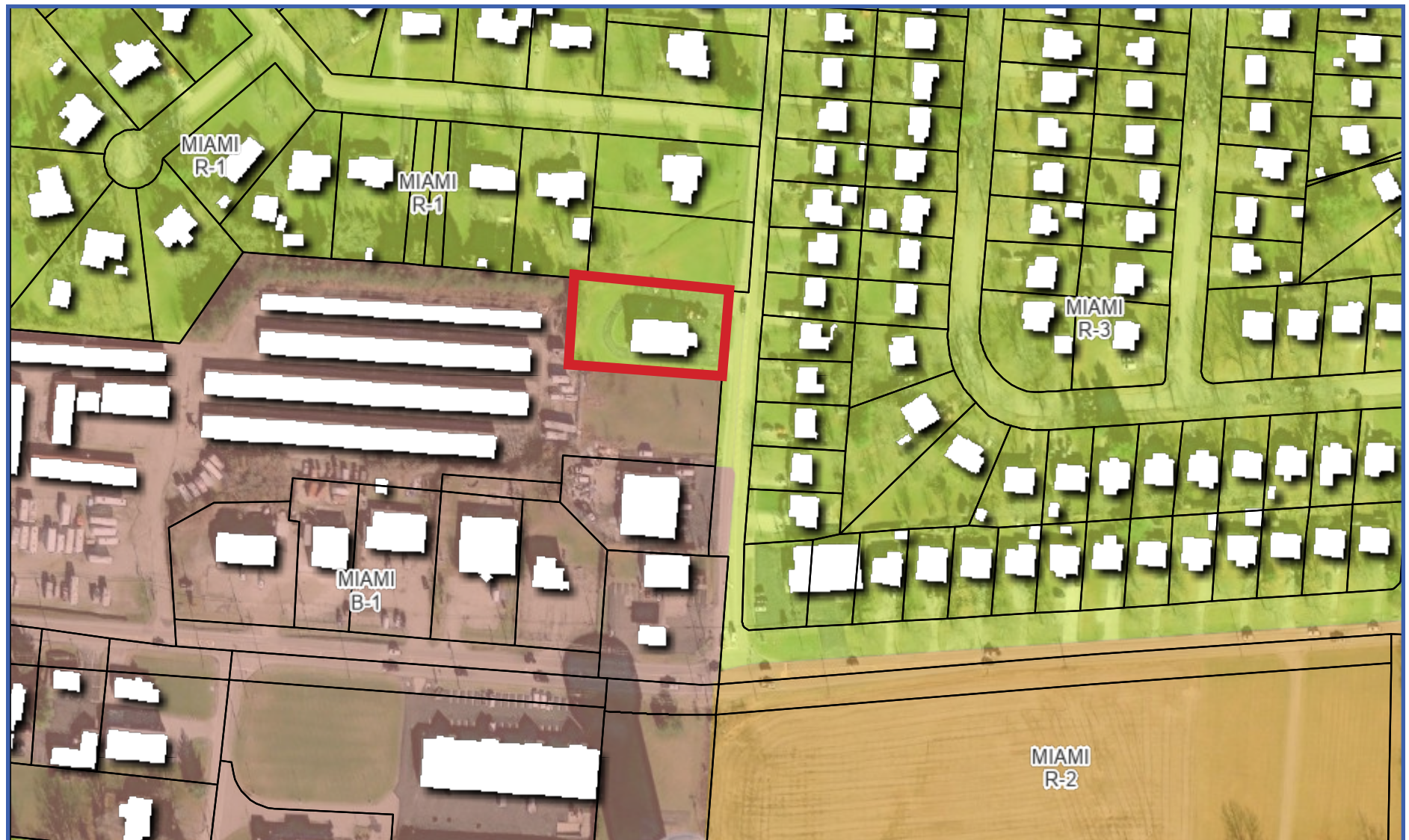
Parcel Numbers: 184612C067

Total Site Area: +/- 0.58 Acres



ZONING MAP

MT 604



PROPERTY INFORMATION

Parcel Numbers: 184612C067

Total Site Area: +/- 0.58 Acres





6101 Meijer Drive
Milford, Ohio, 45150
www.miamitwpoh.gov
(513) 248-3731

MIAMI TOWNSHIP Community Development

DISTRICT ZONE CHANGE APPLICATION

Date: 5/20/2026

Need 19 copies

Check one of the following:

☒ District Zone Change Application — (\$1,500)

Office Use Only

Case #: 604

Fee: \$1500

Receipt #: 50827

Property Owner Contact Information

Name: M3A Warren Properties/Angie Warren AND TM Cooper Home Repair INC. / Thomas M Cooper
Complete Mailing Address: 1334 State Route 131 Milford OH 45150
Email: Angie.Warrenlandscaping@gmail.com Phone: Angie: (513) 260-5393 Thomas: (513) 616-7118
hmfc0913@yahoo.com

Applicant Contact Information

Name: Andrew Schrock
Complete Mailing Address: 8361 Broadwell RD Cincinnati OH 45244
Email: Andy.Schrock.Biz@gmail.com Phone: (513) 307-5589
If the Applicant is not the Property Owner, state the Applicant's interest in the subject property: Appl. cont
is currently in contract to buy Property.

Representative Contact Information

Name: Tony Meyer
Complete Mailing Address: 6764 Cincinnati Dayton Rd, Liberty Township OH 45049
Email: Tmeyerhomes@gmail.com Phone: (513) 379-6779

Subject Property Information

Address: 5687 Buckwheat Rd Milford OH 45150
Property Identification Number(s) for each parcel being considered for the zone change: PIN: 184612C067
Total Acreage for the requested zone change: 0.58 Acre lot



6101 Meijer Drive
Milford, Ohio, 45150
www.miamitwpoh.gov
(513) 248-3731

MIAMI TOWNSHIP Community Development

Current Zoning District: R-1

Proposed Zoning District: B-1

Required Attachments

- A typewritten description of the proposed use and improvements to the subject property
- Justification and documentation as to why the existing zoning is inappropriate and why the proposed zoning is the most appropriate zoning for the subject property
- A typewritten list with the names and addresses of all surrounding property owners including properties on both sides, to the rear, and across the street from the subject property
- Two sets of typed address adhesive labels for the property owner, applicant, representative, and all adjoining property owners
- A site plan and any additional relevant plans (building elevations, sign details, etc.) as approved in site plan review or as indicated by staff
- One notarized original application plus 19 copies of the notarized application and 20 copies of all additional plans for a total of 20 sets
- A PDF of all application materials

Signature & Notary

I hereby state that all the information contained in this application and its exhibits are true.

[Signature]

Applicant's Signature

5/20/26

Date

Property Owner's Signature

Date

Subscribed and sworn before me on this 20th day of May, 20 26.

My Commission expires on July 25th, 20 29.



Kelly Gibson
Notary Public, State of Ohio
My Commission Expires:
July 25, 2029

[Signature]
Notary Public



6101 Meijer Drive
Millford, Ohio, 45150
www.miamitwpoh.gov
(513) 248-3731

MIAMI TOWNSHIP Community Development

Current Zoning District: Residential R1

Proposed Zoning District: B1

Required Attachments

- A typewritten description of the proposed use and improvements to the subject property (for rezones)—or typewritten description of the proposed text amendments and the reasons for the proposed changes.
- Justification and documentation as to why the existing zoning (and / or zoning text) is inappropriate and why the proposed zoning is the most appropriate zoning for the subject property
- A typewritten list with the names and addresses of all surrounding property owners including properties on both sides, to the rear, and across the street from the subject property
- Two sets of typed address adhesive labels for the property owner, applicant, representative, and all adjoining property owners
- A site plan and any additional relevant plans (building elevations, sign details, etc.) as approved in site plan review or as indicated by staff (for applications involving a zone map amendment only)
- One notarized original application plus 19 copies of the notarized application and 20 copies of all additional plans for a total of 20 sets
- A PDF of all application materials

Signature & Notary

I hereby state that all the information contained in this application and its exhibits are true.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature



ASHLEY R CONOVER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
12-18-2030

5/26/2026
Date

5/26/2026
Date

Subscribed and sworn before me on this 26 day of May, 2026

My Commission expires on 12-18, 2030

Ashley R Conover
Notary Public

Contingency: The current owners of this property would only want the rezone to take place if the current prospective buyer successfully closes on the property and acquires it.

Andy Schrock

8361 Broadwell RD

Cincinnati OH 45244

Planned use of 5687 Buckwheat Rd in Milford Ohio

The main use of this building will be running a video production business.

An additional use for this building will also be storing inventory and shipping out a small skateboard brand. There will be daily pick ups from your everyday standard USPS and UPS trucks. The same kind of trucks that would be visiting the surrounding residential properties. We typically only have 1 to 10 packages a day. This is not a large operation.

There is a small chance that in the future a delivery would come on a large box truck or semi truck, but it's not at all common in our business. If it does happen, there's plenty of room in the parking lot to accommodate this and it would be a quick drop off.

The first floor will be an open workspace with the main use being low-scale video shoots. The bottom floor will be our skateboard company's stock as well as a series of offices. The offices will be for the work crew of 3 full-time employees and 2 part-time employees. We will occasionally have clients in the building, but we don't see this ever being more than 2 to 3 extra people at a time. Moments where we would have more people inside will certainly happen, but it will not be a consistent or predictable occurrence. I do not ever see a moment where we would have more than 15 people in this building.

The outside property will remain exactly the same. We will keep up with the appearance of the outside property but have no plans to alter it or remove any significant parts of the structure.

Our day-to-day workflow is typically quiet and calm and will not disrupt the adjacent residential properties whatsoever.

Our general hours of operation are typically Monday Through Friday 9am to 3pm.

Thanks for your time,

Andy Schrock

A handwritten signature in black ink, appearing to be 'AS', written over a horizontal line.

Andy Schrock

8361 Broadwell RD

Cincinnati OH 45244

Andyschrockbiz@gmail.com

Reason For Re-Zoning

5687 Buckwheat Rd is zoned Residential. To conduct our business, we need to re-zone to B-1 Commercial.

5687 Buckwheat is already adjacent to multiple B-1 zoned commercial properties totaling over 7 acres.

B-1 is the ideal zoning for the property and the neighborhood. Our business is very small scale, and low-intensity. B-1 allows us to conduct our business while keeping the neighborhood free of extra noise and extra traffic.

The property's former use as a church involved regular gatherings with higher occupancy and activity levels than what we anticipate for our operations. There were also recent plans to turn this building into a multi-family unit. Our intended use is expected to generate less noise and disruption overall than both of these scenarios.

Andy Schrock

8361 Broadwell RD

Cincinnati OH 45244

AndySchrockbiz@gmail.com

List of Adjacent Properties to 5687 Buckwheat Rd

North Side

R-1 Residential

Rockey Michael & Anna

PIN: 184612A058

5715 Berkshire Dr

Milford, OH 45150

West & South Side

B-1 Commercial

Keep Safe LLC

PIN: 184612F077A

1360 OH-131

Milford, OH 45150

East Side / Across The Street

R-3 Residential lots:

Rogers, Christopher J

PIN: 184631.029

5710 Buckwheat Rd

Milford, OH 45150

Engled, Shelia L

PIN: 184631.028

5708 Buckwheat Rd

Milford, OH 45150

Boone, James R

PIN: 184631.027

5706 Buckwheat Rd

Milford, OH 45150

Sweet Melvin J JR & Edna

PIN: 184631.026

5704 Buckwheat Rd

Milford, OH 45150

Richland Property Holdings LLC

PIN: 184631.025

5702 Buckwheat Rd

Milford, OH 45150

SITE PLAN

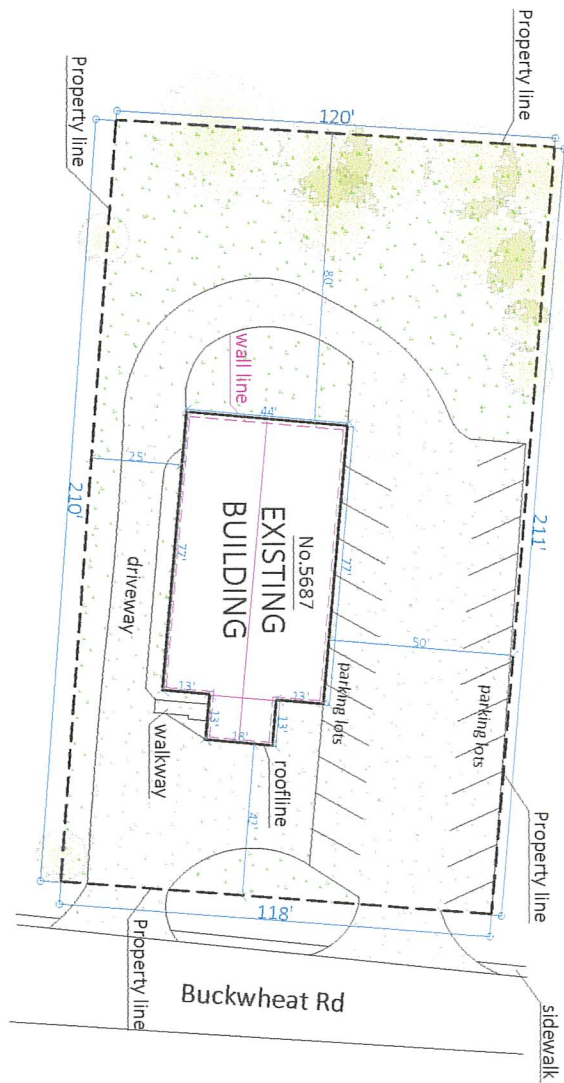
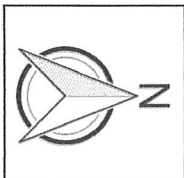
5687 Buckwheat Rd

Milford, Oh 45150

Parcel ID: 18-46-12C-067

Lot area: 0.58 Acres

Paper Size: 11"x17"



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This web product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Road Record, Zoning, Contour/Topography, Parcels

***NOT IN A FLOOD PLANE**



VICINITY MAP
5687 Buckwheat Rd
Milford, Oh 45150
Parcel ID:
18-46-12C-067
Current Zoning: "R1"
Proposed Zoning: "B1"



SOILS MAP

