

MIAMI TOWNSHIP ZONING COMMISSION
Minutes –April 19, 2022, Mtg.

The Miami Township Zoning Commission held its monthly meeting on Tuesday, April 19, 2022, at the Miami Township Firehouse, 101 E Herman Street, Yellow Springs, Ohio. Present were Commissioners Fred Legge (chairman), Brian Corry (vice-chairman), Dale Amstutz, Joe Fulton, and Gregory Shrader; and minute-taker Charles Swaney.

A quorum being present, Mr. Legge called the meeting to order at 7:08 p.m. The Commissioners reviewed the minutes of their March 15, 2022 meeting; upon motion and second, they unanimously approved same.

The Commissioners discussed the training sessions being conducted by Greene County Regional Planning. Mr. Shrader reported on the first three sessions. Session 4 (Constitutional Limits for Planning and Zoning) will be hosted by Miami Township on April 27, 2022 at 6:00 p.m.

The Commissioners plan to complete their review/revision of the Miami Township Zoning Resolution during the next few months: they have reviewed Sections 5, 6, and 7; briefly considered Sections 10 and 11; extensively revised Section 13 (waiting approval by Greene County Regional Planning); and tweaked Section 18 (last month). They still intend to review Section 1 (Definitions) and selected other Sections. Following some discussion, upon motion and second, the Commissioners unanimously agreed to the following minor revisions to the Resolution: the subsection 12.5 reference to an “April 1, 1981”, engineering report should instead refer to the most recent such report; the first letters of the words “Underlying District Uses” in Section 12.6 should be lower case; and (as noted by Mr. Shrader) the reference in subsection 5.2041 should be to subsection 2.2022 rather than 2.204. At the next Commission meeting, they will discuss whether to delete the cell tower provisions in the Supplement to the Zoning Resolution.

The Commissioners briefly discussed trying to consolidate the various setback/frontage/acreage requirements for the various zoning districts in chart/table form in one place in the Resolution in order to make the same more user-friendly for the public and the zoning inspector. They also held a general discussion of lot-split rules (frontage/acreage requirements, etc.), comparing/contrasting Miami Township requirements with those of other zoning jurisdictions. They may re-visit previous discussions concerning lot size.

The Commissioners normally do not meet in May because they are in the midst of (or finishing) Spring planting; however, with weather and soil conditions pointing to a late planting season, they tentatively agreed to meet on Tuesday, May 17, 2022 (unless they are in the fields, in which case they will not meet again until June 21, 2022). The meeting was adjourned at 8:03 p.m.

Fred Legge, Chairman

Charles Swaney (secretary for meeting)