

MIAMI TOWNSHIP ZONING COMMISSION
Minutes –August 16, 2022, Mtg.

The Miami Township Zoning Commission held its monthly meeting on Tuesday, August 16, 2022, at the Miami Township Firehouse, 101 E Herman Street, Yellow Springs, Ohio. Present were Commissioners Fred Legge (chairman), Brian Corry (vice-chairman), and Gregory Shrader; Township Zoning Inspector Richard Zopf; and minute-taker Charles Swaney.

A quorum being present, Mr. Legge called the meeting to order at 7:01 p.m. The Commissioners reviewed the minutes of the July 19, 2022, public hearing held by the Commission pursuant to Section 519.12 of the Ohio Revised Code; upon motion and second, they unanimously approved same. The Commissioners reviewed the minutes of their July 19, 2022, monthly meeting; upon motion and second, they unanimously approved same.

Mr. Zopf distributed a draft of the proposed revision to Section 12 of the Zoning Resolution (copy attached), updating the text with respect to flood plain regulation. Following a brief discussion, the Commissioners complimented Mr. Zopf on his draft, and (upon motion and second) unanimously agreed to propose a revision to the Resolution accordingly.

The Commissioners turned their attention to their proposal to eliminate subsections 18.5 and 18.51 (Temporary Exceptions) from the Zoning Resolution. Mr. Zopf advised the Commissioners that the staff of the Regional Planning and Coordinating Commission of Greene County (RPCCGC) will advise the RPCCGC to recommend that the Township Trustees not adopt that proposed change to the Resolution, citing the need for flexibility under extraordinary circumstances. He noted that a comparable provision (authorizing temporary uses) is included in the zoning codes/resolutions of all Greene County zoning jurisdictions except Bath Township. Following a brief discussion, the Commissioners determined to reconsider the elimination of the subsections in question, and to develop language to better define under what circumstances temporary uses should be permitted and what limitations should apply to same. Mr. Zopf agreed to review comparable provisions of the various other local zoning codes/resolutions, and to report back to the Commission.

Mr. Corry suggested that the Commissioners meet with the Miami Township Trustees, and possibly with the RPCCGC Executive Director and the Miami Township Board of Zoning Appeals, for a general discussion of the township's zoning objectives, the goal being for all to share their views/perspectives on the articulation/interpretation/enforcement of the Township's Zoning Resolution. Mr. Legge suggested that such a meeting be scheduled for December, 2022, or in conjunction with the Commission's annual organizational meeting in January, 2023.

The Commissioners agreed to hold their September, 2022, regular meeting on Tuesday, September 20, 2022, and adjourned the meeting at 8:11 p.m.

Fred Legge, Chairman

Charles Swaney (secretary for meeting)