

MIAMI TOWNSHIP ZONING COMMISSION
Minutes --January 18, 2022, Mtg.

The Miami Township Zoning Commission held its first meeting of the new year on Tuesday, January 18, 2022, at the Miami Township Firehouse, 101 E Herman Street, Yellow Springs, Ohio. Present were Commissioners Fred Legge (chairman), Brian Corry (vice-chairman), and Joe Fulton; Township Zoning Inspector Richard Zopf; and minute-taker Charles Swaney.

A quorum being present, Mr. Legge called the meeting to order at 7:06 p.m. Following a brief discussion, upon motion and second, the Commissioners unanimously approved the minutes of their December 21, 2021, meeting.

Referencing the Commission's constitution/by-laws, Mr. Legge noted the order of business for the meeting: election of officers for 2022; review of 2021 proceedings; and outline of proposed 2022 operations. He then opened the floor for nomination of officers. Upon motion and second (Corry/Fulton), the Commissioners unanimously re-elected the current slate of officers to serve for 2022: Mr. Legge as chairman, and Mr. Corry as vice-chairman.

Mr. Legge reviewed the Commission's 2021 proceedings, noting the resignation of Commissioner Linda Parsons (who was appointed to the Miami Township Board of Zoning Appeals) and the appointment of Gregory Schrader to serve in her stead, as well as the resignation of Connie Hamm (who took minutes for the Zoning Commission for some 8 years) and the hiring of Charles Swaney to take minutes.

During 2021, the Commission continued its revision of the Miami Township Zoning Resolution (concentrating on a rewrite of Section 13), in an effort to have the Zoning Resolution better reflect the Township's Comprehensive Land Use Plan, and to make the Resolution more "user-friendly" for the public and the zoning inspector. In September, the Commissioners hosted Miami Township Trustees Hollister and Mucher, and Greene County Regional Planning Executive Director Navratil, to discuss their Section 13 revision; and in November, the Commission incorporated the Trustees' suggestions into a final draft of Section 13. Mr. Zopf subsequently made non-substantive tweaks and submitted the Section 13 revision to Greene County Regional Planning for final approval.

Also during 2021, the Commission held a public hearing on an application to re-zone 1.4 acres on E. Hyde Road from B-1 to R-1B, approving the zoning change. The Commission also heard from the owner of a Yellow Springs-Fairfield Road parcel who sought to construct an additional storage structure on his I-1 zoned property.

During 2022, the Commission will proceed with its revision of the Zoning Resolution, first considering changes to Section 18 (Board of Zoning Appeals), then changes to Sections 10 (B-1 Business District) and 11 (I-1 Industrial District). Mr. Zopf will review the supplement to the Resolution dealing with wireless telecommunication facilities to determine whether the same should be revised or deleted. He noted that Section 12 (Flood Plain Protection Overlay) will also need updated to reference current floodplain maps.

Mr. Zopf distributed paper copies of the 2021 Zoning Inspector's Annual Report, and discussed same with the Commissioners. He noted the trend toward construction of larger, more expensive homes, with recent residential development being most pronounced in the eastern portion of the Township (where residents tend to be oriented toward Cedarville). Recognizing the apparent increase in the number of rural landowners who want to utilize their holdings for non-agricultural commercial purposes, and the resulting stress on zoning enforcement, Mr. Zopf has prepared a memorandum (from a zoning inspector's perspective) for consideration by the Miami Township Board of Zoning Appeals and the Greene County Regional Planning Commission. He will also present his views at the quarterly meeting of Greene County zoning inspectors.

The Commission discussed the proposed Kingswood Solar Project which, if permitted, would take a significant fraction of the Township's best farmland out of production for decades. Mr. Zopf noted that the Ohio Power Siting Board staff has recommended that Kingswood's application, as originally submitted, be denied.

The Commissioners set their next meeting for Tuesday 2/15/ 2022, and adjourned the meeting at 8:04 p.m.

Fred Legge, Chairman

Charles Swaney (secretary for meeting)

