

MIAMI TOWNSHIP ZONING COMMISSION  
Minutes –June 21, 2022, Mtg.

The Miami Township Zoning Commission held its monthly meeting on Tuesday, June 21, 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 , 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 their April 19, 2022, meeting; upon motion and second, they unanimously approved same.

Mr. Zopf advised that the Regional Planning & Coordinating Commission of Greene County has reviewed and approved the Zoning Commission’s revision of Section 13 of the Miami Township Zoning Resolution, and that the Commissioners may proceed with the required public hearing on same. Following a brief discussion, upon motion and second the Commissioners unanimously agreed to hold the public hearing at the Miami Township Firehouse at 7:00 p.m. on Tuesday, July 19, 2022, and instructed Mr. Zopf to advertise/give public notice accordingly. Mr. Zopf agreed to draft a summary of the changes/revisions to Section 13 for use at the hearing and/or for distribution prior thereto.

Mr. Zopf and the Commissioners reviewed a May 31, 2022, letter from Rhonda Painter (Adm. Assistant, Regional Planning & Coordinating Commission of Greene County) regarding the new FEMA flood plain map and the corresponding changes to Greene County’s GIS. This development will likely require updating the Township’s zoning map and highlights the need to revise Subsection 12.5 of the Zoning Resolution (Flood Plain Regulation). Mr. Zopf distributed a copy of the comparable provision of the Bath Township Zoning Resolution, suggesting that it could serve as a model for the Subsection 12.5 revision. After further discussion, Mr. Zopf agreed to draft a revised Subsection 12.5 for review by the Commissioners.

The Commissioners again considered Section 1 of the Supplement to the Zoning Resolution (Cell Towers), consisting of some 30 pages. Mr. Zopf noted that there are several cell towers in Miami Township (some on land owned by the operator, and some on leased land), but that he does not recall the provisions of Section 1 having come into play in connection with those existing installations. Mr. Zopf agreed to research whether the Township actually has any regulatory jurisdiction over cell towers at this point in time; if not, Section 1 of the Supplement could simply be deleted.

Mr. Zopf and the Commissioners reviewed protocol for the July 19, 2022, public hearing.

The Commissioners agreed to hold their July, 2022, regular meeting immediately following the 7:00 p.m. July 19, 2022, public hearing on the Section 13 revisions, and adjourned the meeting at 8:21 p.m.

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Fred Legge, Chairman

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Charles Swaney (secretary for meeting)