

MIAMI TOWNSHIP ZONING COMMISSION  
Minutes –September 20, 2022, Mtg.

The Miami Township Zoning Commission held its monthly meeting on Tuesday, September 20, 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 7:04 p.m. The Commissioners reviewed the minutes of their August 16, 2022, monthly meeting; Mr. Corry noted that the draft minutes mischaracterized the purpose for the proposed meeting between the Commissioners and the Township Trustees. Upon motion and second, the Commissioners approved the minutes with the appropriate changes (Mr. Swaney to revise the minutes and submit to Commissioners via e-mail).

Mr. Zopf indicated that the Township Trustees were willing to meet with the Commissioners to discuss Township zoning matters, and the Commissioners discussed the timing of such a meeting, the consensus being that December or January would be best. Mr. Zopf advised that the Trustees will hold their public hearing on the Commission's proposed revision of Section 13 of the Zoning Resolution next month.

The Commissioners again discussed subsections 18.5 and 18.51 (Temporary Exceptions) of the Miami Township Zoning Resolution. Mr. Zopf advised that many of the neighboring townships employ a fairly standardized provision to address the issue of temporary exemptions/exceptions to their land use regulations, with Sugarcreek Township employing more detailed provisions, and Bath Township apparently having none. Mr. Corry noted with approval the approaches taken by Xenia Township and Cedarville Township, suggesting that the Commission use a comparable approach in their revision of Section 18.5 et seq. At length, the Commissioners determined to come to their November 15, 2022, meeting prepared to finalize their revision of the temporary exception provisions.

The Commissioners briefly considered their update of the floodplain regulation language, and the need to reconsider the provisions of the Resolution purporting to regulate the location of celltowers in the Township. Mr. Zopf advised that the Township may continue to regulate celltowers in residential districts (R-1 and R-2). Mr. Legge asked Mr. Zopf to review Clark County's Zoning Resolution with respect to celltower regulation.

Per their custom, the Commissioners will not meet in October (busy with harvesting crops), but scheduled their next meeting for Tuesday, November 15, 2022. Mr. Legge adjourned the meeting at 7:55 p.m.

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Fred Legge, Chairman

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Charles Swaney (secretary for meeting)