

MIAMI TOWNSHIP ZONING COMMISSION  
Minutes –June 18, 2024, Mtg.

The Miami Township Zoning Commission met on Tuesday, June 18, 2024, at the Miami Township Administration Office, 101 E Herman Street, Yellow Springs, Ohio. Present were Commissioners Brian Corry (chairman), Fred Legge, and Dale Amstutz; Alternate Commissioner Dr. Jayne Brahler; Miami Township Trustee Marilan Moir; Miami Township Zoning Inspector Carrie Smith; a number of interested citizens and guests; and minute-taker Charles Swaney.

A quorum being present, Mr. Corry called the meeting to order at 7:05 p.m.; welcomed Ms. Moir and guests; and introduced and welcomed Ms. Smith, a former Spring Valley Township Trustee who has served as zoning inspector for both Spring Valley Township and Cedarville Township, as the new Miami Township Zoning Inspector. The Commissioners reviewed the minutes of their April 16, 2024, monthly meeting; upon motion and second they approved same.

Mr. Corry reviewed the agenda for the meeting: consideration of the Zoning Commission's draft proposal to amend the text of the Zoning Resolution in light of Greene County Regional Planning and Coordinating Committee's (GCRPCC) comments concerning same.

**Temporary Use Exceptions:**

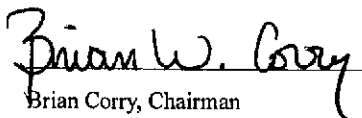
In a brief response to the Commission's request that Greene County Regional Planning and Coordinating Committee (GCRPCC) review the proposed amendments, GCRPCC staff has recommended that the Commission give further consideration to the proposed amendment language with respect to Temporary Use Exceptions; in particular, GCRPCC staff suggests that those uses currently being considered by the Board of Zoning Appeals (BZA) upon application for a temporary use permit pursuant to Subsection 18.51 of the Zoning Resolution instead be considered by the BZA under the established procedures for granting a conditional use permit. The Commissioners and Ms. Smith held an extended discussion of the pros and cons of this approach, with the Commissioners again articulating their goal: to provide more/better guidance to the BZA with respect to the granting of temporary use permits. Ms. Smith expressed support for retaining the more flexible temporary use exception, noting the difficulty in identifying every activity that could constitute a conditional use. At length, upon motion and second the Commissioners unanimously agreed to table their consideration of an amendment to Subsection 18.51, et seq. of the Zoning Resolution.

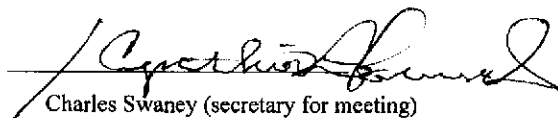
**Solar facilities for generation of power to be consumed on the premises:**

With minor changes, GCRPCC approved the Commission's proposed addition to the Zoning Resolution regulating small scale solar facilities for generation of power to be consumed on the premises. Following some discussion, including comments/suggestions from Dr. Brahler and Ms. Adams, upon motion and second (Legge/Amstutz), the Commissioners unanimously agreed to revise their proposed language per GCRPCC's suggestions, and to advance the proposed solar facilities amendment to a public hearing to be held at the Miami Township Administration Office, 101 E. Herman Street, Yellow Springs, Ohio, at 7:00 p.m. on Tuesday, July 16, 2024. The Commissioners asked Ms. Smith to publish notice of the hearing as required by law.

Following the July 16, 2024, public hearing, the Commissioners will determine whether or not to send the proposed solar amendment to the Miami Township Trustees for consideration/adoption. In due course, the Commission will turn its attention to possible Township zoning regulation of commercial solar facilities of less than 50 megawatts. A brief discussion ensued regarding the provisions other townships have made with respect to the regulation of small commercial solar facilities.

Upon motion and second, Mr. Corry adjourned the meeting at 8:15 p.m.

  
Brian Corry, Chairman

  
Charles Swaney (secretary for meeting)