

MIAMI TOWNSHIP ZONING COMMISSION  
Minutes –April 16, 2024, Mtg.

The Miami Township Zoning Commission held its monthly meeting on Tuesday, April 16, 2024, at the Miami Township Administration Office, 101 E Herman Street, Yellow Springs, Ohio. Present were Commissioners Brian Corry (chairman), Greg Shrader (vice-chairman), and Dale Amstutz, Alternate Commissioner Dr. Jayne Brahler; Miami Township Trustee Marilan Moir; Miami Township Interim Zoning Inspector Denise Swinger; a number of interested citizens; and minute-taker Charles Swaney.

A quorum being present, Mr. Corry called the meeting to order at 7:01 p.m., and welcomed Ms. Moir and members of the public. The Commissioners reviewed the minutes of their March 19, 2024, monthly meeting; upon motion and second they approved same. Mr. Corry advised that the Zoning Commission’s proposal to amend the text of the Zoning Resolution with respect to both Temporary Use Exceptions and Small-Scale Solar installations was submitted to the Greene County Regional Planning and Coordinating Committee (GCRPCC) for review; its comments should be available for the Zoning Commission’s consideration at its June, 2024, meeting.

Mr. Corry proposed that tonight’s meeting focus on “Perspectives 2040”, the August 31, 2023, updated Greene County Land Use Plan. In view of the County’s update of its Plan, it is appropriate for the Zoning Commission to review/update the Township’s 2012 Comprehensive Land Use Plan. The Land Use Plan itself is not the law; it is a blueprint to be implemented by changes/additions to the Zoning Resolution. It is the job of the Zoning Commission to propose such changes/additions for enactment/adoption by the Township Trustees pursuant to Ohio Revised Code Section 519.02.

Perspectives 2040 establishes 6 objectives: protect farmland; preserve natural resources; revitalize existing communities; promote strategically-balanced development; expand/diversify the local economy; and enhance quality of life. The Zoning Commission will focus initially on 4 topics outlined in the Plan: population and employment; land development and agriculture; diverse places (strong and weak areas in the Township); and opportunity places (areas appropriate for new types of development). Ms. Moir suggested that the Commission identify 4 or 5 or 6 focus areas and set aside one meeting to discuss each.

Mr. Corry noted that the Township Trustees have hired Carrie Smith, a former Spring Valley Township Trustee, as Miami Township Zoning Inspector. He thanked Ms. Swinger for her exceptional service as Interim Zoning Inspector.

Bob Huston, one of the citizens in attendance, asked Mr. Corry to summarize the Commission’s discussions to date with respect to small-scale solar development (less than 50 megawatt facilities) in the Township. In response, Mr. Corry outlined the proposed language the Commission has presented to GCRPCC with respect to solar energy generation for on-site use. There are certainly pros and cons to small-scale solar energy generation for commercial purposes, and the Commission intends to consider same in depth.

As is its custom, the Commission will not hold a May meeting; the next Commission meeting is scheduled for June 18, 2024. Upon motion and second, Mr. Corry adjourned the meeting at 8:15 p.m.

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Brian Corry, Chairman

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Charles Swaney (secretary for meeting)