

MIAMI TOWNSHIP ZONING COMMISSION
Minutes –March 19, 2024, Mtg.

The Miami Township Zoning Commission held its monthly meeting on March 19, 2024, at the Miami Township Administration Office, 101 E Herman Street, Yellow Springs, Ohio. Present were Commissioners Brian Corry (chairman), Greg Shrader (vice-chairman), Dale Amstutz, Fred Legge, and Joe Fulton; 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 7:05 p.m., and welcomed Ms. Moir and members of the public. Ms. Moir introduced newly-appointed alternate Zoning Commissioners Dr. Jayne Brahler and Mark Willis. The Commissioners reviewed the minutes of their February 20, 2024, monthly meeting; upon motion and second (Legge/Amstutz), they approved same.

Mr. Corry outlined the agenda for the meeting: continued consideration/preliminary approval of additions/changes to the Zoning Resolution regarding small-scale solar facilities designed to generate power for on-site use/consumption, and temporary use exceptions.

SMALL-SCALE SOLAR.

Following the Commission’s February meeting, Ms. Swinger asked the Township Fire/EMS Chief for input with respect to the location of ground-mounted personal-use solar arrays (prefer backyard or side-yard to minimize interference with fire/emergency access); and Mr. Corry and Ms. Swinger drafted language designed to address/regulate small-scale solar installations intended to generate power for on-site use/consumption. Mr. Corry presented their draft to legal counsel, and she made revisions. Mr. Corry distributed paper copies of both versions to the Commissioners for their review. Ms. Swinger questioned Counsel’s reference to “permitted” buildings, noting that no building permit was necessary for agricultural structures in an agricultural district. There followed a brief discussion of the proposed limit on the size of any small-scale/personal-use solar array (not to generate in excess of 120% of the average annual on-site power consumption).

Concern was expressed that the Commissioners were addressing only personal-use solar arrays to the exclusion of small-scale (less than 50 megawatt) commercial facilities. Following some discussion, the Commissioners advised that they intended to first address personal/on-site usage, leaving the more complicated regulation of commercial arrays for later consideration.

Following further discussion, the Commissioners produced a slightly-modified draft of the proposed text amendment; upon motion and second (Shrader/Legge), they agreed to forward same to Greene County Regional Planning for review.

TEMPORARY EXCEPTIONS.

Mr. Corry distributed a draft of previously-discussed changes to Section 18 of the Resolution (Temporary Use Exceptions). The proposed language shifts the regulation of temporary structures to Section 14 of the Resolution, and modifies subsections 18.51 to 18.53 to restrict the duration of a temporary use to one day, with a maximum of 2 days of such use per calendar year. Following some discussion, upon motion and second, the Commissioners agreed to forward the draft of the proposed text amendment of the Temporary Use Exception provisions to Greene County Regional Planning for review.

The Commissioners set their next meeting for Tuesday, April 16, 2024, and adjourned at 9:05 p.m.

Brian Corry, Chairman

Charles Swaney (secretary for meeting)

