

**Miami Township Zoning Commission
Meeting Minutes**

Aug 7, 2025

The meeting was called to order at 7:02 by Acting Chairperson Greg Shrader.

Attending: Members – Jayne Brahler, Mark Willis and Greg Shrader. Alternate – Jane Sweet

Also in attendance: Bryan Lucas (Zoning Administrator), Fred Stockwell and Peter Buswinka

Mr. Willis **made a motion** to adopt the minutes from July 3, 2025, seconded by Dr. Brahler. All were in favor and motion carried.

Mr. Shrader recognized Ms. Sweet as a voting member for the meeting in the absence of other members.

Mr. Shrader **opened the public hearing** for Text Amendment 2025-007-T (Article 8 Non-Conformities)

Mr. Lucas explained that we do not have a response from the Greene County Regional Planning and Coordinating Commission as they did not hear back from the prosecutor's office in time and we should have a response back from RPCC by next meeting.

Mr. Shrader asked for public comments and received none.

Mr. Willis **made a motion** to table the text amendment, seconded by Ms. Sweet. All were in favor and the motion carried.

Mr. Shrader **closed the first public hearing.**

Mr. Lucas gave **staff report**. Mr. Lucas explained that the Board of Trustees did vote at their last meeting to adopt the previous two text amendments – Text Amendment 2025-005-T (Section 503 Fences, Walls & Screening) & Text Amendment 2025-006-T (Section 508 – Agricultural Uses)

Mr. Lucas reported that there is a pending annexation of a 28 Acre lot located on E. Enon Rd, just north of Yellow Springs and across from the Clem & Thyme farm, into the Village of Yellow Springs. This is an agreement that was drafted by the village and signed by the Township Trustees. Mr. Lucas also reported that there is another discussion of an annexation on an 84 Acres lot that sits off of E. Enon, south of YS High School. This is in consideration with the village and no agreement has been sent to the Township Trustees. Mr. Lucas wanted to keep the zoning commission aware of the possibility.

Mr. Lucas also reported that he is able to make edits on the township website for zoning matters.

Michelle Hudnell from RPCC **made a presentation** to the zoning commission regarding the contract between Miami Township and RPCC to use the recently awarded zoning reform grant money to make some updates to our existing zoning resolution. Ms. Hudnell explained RPCC's make up and their role in assisting municipalities and townships within Greene County. She explained that Miami Township was awarded \$13,669 in funding to assist with upgrades and modernization to the zoning resolution. Ms. Hudnell explained how this partnership will be able to take what could take up to many years to complete and accomplishing it in a matter of just one

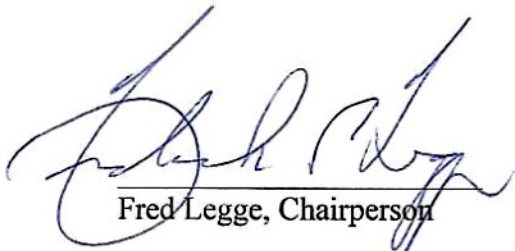
year, as the grant is specifically set up to be completed in a 12 month time period. She spent some time explaining the timeline for the next year and the sections and articles to be worked on. This was a collaborative effort from the Zoning Administrator and RPCC.

Dr. Brahler brought up concerns of why we are accelerating this process when the commission has been working on updating sections of the resolution. Ms. Hudnell responded by stating this is an opportunity to get the needed updates done in a quicker timeframe and by saving the township money, considering there will be less paid advertising for public hearings and less county recorder's office fees when all of the proposed changes can happen together.

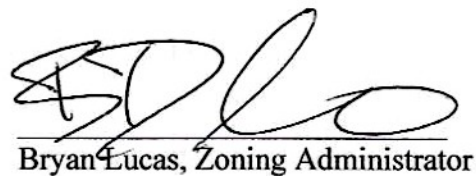
Ms. Sweet brought up concern of residents who may be in the process of building and how changes might affect them. Ms. Hudnell explained that residents are expected to follow current regulations, but any future changes they would be considered legally non-conforming and in a sense "grandfathered" in. Mr. Willis asked for clarification that going through this process would be like working on all of the upgrades by section, but then holding onto them in one large group to process through RPCC and the Trustees at one time. Ms. Hudnell confirmed.

Upon completion of RPCC presentation, Mr. Shrader thanked Ms. Hudnell for her assistance. The board members had a brief discussion about the process and how it could be implemented.

Mr. Willis made a motion to adjourn the meeting, seconded by Dr. Brahler. All were in favor and the meeting was adjourned at 8:25.



Fred Legge, Chairperson



Bryan Lucas, Zoning Administrator