

Miami Township Zoning Commission
Minutes for July 3, 2025 Public Hearing and Meeting

The meeting was called to order by Chair Fred Legge at 7 p.m. Present were Commissioners Fred Legge (Chair), Jane Brahler, Brian Corry, Mark Willis, and alternates Jenifer Adams and Jane Sweet; Zoning Administrator Bryan Lucas, Recorder Cyndi Pauwels, and resident Rick Sanders.

Mr. Legge recognized Ms. Adams as a voting member in Greg Shrader's excused absence.

Mr. Legge apologized for the absence of a written agenda and reviewed the items to be addressed.

Mr. Legge asked for a motion to approve the minutes of the June 5, 2025, meeting. After the meeting date on the document was corrected, Mr. Corry so moved, and Ms. Adams seconded. The motion carried unanimously.

Mr. Lucas presented his report on the proposed Text Amendment 2025-004-T Section 502 Accessory Structures. The Miami Township Trustees will hold a public meeting on Monday, July 7, to consider its adoption, and if approved, Section 502 will go into effect August 7, 2025. He will forward copies of the final text to Commission members for their binder.

Mr. Lucas presented his report on the proposed Text Amendment 2025-003-T on Section 513 and Section 514 Junk Vehicles. He spoke with the Greene County Prosecutor's Office re: the definition. Because of issue with definitions, etc., Mr. Lucas recommends letting this proposal die versus tabling it while things are worked out. The Commission agreed.

At 7:12 p.m., Mr. Legge opened a public meeting on proposed text amendment 25-005T Section 503 Fence, Wall and Screening.

Mr. Lucas shared the RPCC's review letter in response to the text submission, noting their "conditional approval" with four points to be considered:

1. Height
 - After a detailed discussion of height issues including gardens, dogs, and deer, the Commission settled on an 8-ft limit for residential and 12 ft for business and industrial districts.
2. Allowable fence types in agricultural districts vs residential
 - After a detailed discussion of material types that may be used for fencing – barbed, chain link, electric, etc., the Commission decided to delete Section 503.10 which limited those choices.
3. Design requirements vs safety issues – see above item 2
4. Remove "shall" in Section 503.1 – agreed
5. Required fencing around pools was also discussed briefly; "Regulations can be found in Section 506" added to the Resolution.

Resident Rick Sanders asked how **fences on a border between different districts**, eg., residential and agricultural, would be decided – which limit/requirement takes precedence? After a short discussion during which Mr. Lucas pointed out how rarely that happens, the Commission agreed it would need to be decided on an individual basis.

There being no further comments, Mr. Legge asked for a motion to forward **text amendment 25-005T Section 503 Fence, Wall and Screening** to the Trustees for review. Mr. Willis so moved, and Dr. Brahler seconded. The **motion passed unanimously**.

At 7:38 p.m., Mr. Legge then closed that public hearing and opened the next, addressing **proposed text amendment 25-006T Section 508 Agricultural Use, Agricultural Service Establishment, and Agritourism**.

Mr. Lucas shared the RPCC's review letter in response to the text submission, noting five points to be considered:

1. ORC numbers referenced – when and where
2. Remove reference-only ORC mentions vs a given definition
3. Move 508.4a to definition section and adjust numbering
4. Define "farm"
5. Modify 508.4.1c5 to include access points – **agreed**

Since four of the five points pertained to definitions and their placement, they were discussed together. In the interest of being user-friendly, the Commission agreed to include a full definition of the given terms and to reference any relevant ORC definitions as well. The definitions will be left as is *and* included in the full Section 202 Definitions.

There being no further comments, Mr. Legge asked for a motion to forward **text amendment 25-006T Section 508 Agricultural Use, Agricultural Service Establishment, and Agritourism** to the Trustees for review. Mr. Willis so moved, and Dr. Brahler seconded. The **motion passed unanimously**.

The public hearing was **closed** at 8:04 p.m.

Mr. Legge introduced the **Text Amendment Tracker** spreadsheet created by Mr. Lucas and presented to the Commission. Mr. Lucas will provide emailed updates as items progress.

Mr. Legge introduced proposed text amendments **Article 8 Non-conformities** and **Article 9 Administrative Bodies**.

Mr. Lucas shared his proposed revisions to the text for Article 8. After a detailed discussion where it was noted **non-conformity vs nonconformity** (hyphenated or not) should be consistent, the Commission agreed on the suggestions. Mr. Lucas will email a revised copy for their reference.

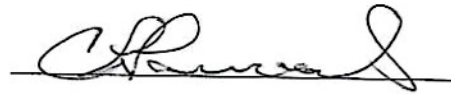
Mr. Legge asked for a motion to forward **proposed text amendment for Article 8 Non-conformities** to the RPCC for review. Dr. Brahler so **moved**, and Mr. Willis **seconded**. The **motion passed unanimously**.

Mr. Legge reviewed agenda items for the next meeting, to be held **August 7, 2025, at 7 p.m.**, to include **Article 9 Administrative Bodies**, a public hearing for **Article 8 Non-conformities** assuming RPCC response, and **Article 10 Administrative Procedures**. Ms. Pauwels reported she would be unable to attend that meeting.

There being no further business, Mr. Willis **moved to adjourn** and Dr. Brahler **seconded**. The meeting was adjourned at 8:38 p.m.



Greg Shrader, Acting Chairperson



Cyndi Pauwels, Recorder

Acronym definitions:

- **ORC**: Ohio Revised Code
- **RPCC**: Regional Planning and Coordinating Commission of Greene County