**Miami Township Trustees**

**Zoning Administrator Staff Report**

SEP 2025

* **Zoning Permits Issued:** 3
	+ Above ground pool on St Rt 343
	+ New edition on E. Hyde Rd from recent BZA case
	+ Replacement porch edition on Fishworm Rd
* **Board of Zoning Appeals:**
	+ Regular meeting was a big success
	+ Discussed recent text amendments and Ohio Zoning Grant timeline
	+ Got feedback on Articles 9 & 10 (Administrative Bodies and Procedures
	+ Developed new internal Rules of Procedure that should be finalized and adopted at their next meeting
* **Zoning Commission:**
	+ Have held 2 meetings since last monthly report
	+ Currently they have 8 text amendments in DRAFT form. I would like to report the progress at the 2nd Trustee meeting of each month for the next several months.
* **Ohio Zoning Grant Update:**
	+ First quarter progress report sent to state of Ohio
	+ First quarter reimbursement requested ($200 back to Miami TWP)
* **Zoning Resolution Update:**
	+ Text amendments approved in 2025 = 5
	+ Text amendments (Working with RPCC) reviewed and draft ready = 8
	+ Text amendments (Working with RPCC) awaiting review = 11
	+ Show Power Point slide highlighting what Zoning Resolution Articles and Sections have been revised and which are still to be completed by March 2026.
* **Removal of Junk Vehicles and Garbage Procedures:**
	+ Both of these topics do not technically fall under zoning, even though most townships address one or both in their zoning resolutions.
	+ The Ohio Revised Code ( Sections 505.871 and 505.173) gives Township Trustees the authority to address Junk Vehicles.
	+ The Ohio Revised Code ( Section 505.87A) gives Township Trustees the authority to address the Abatement, Control or Removal of Vegetation, Garbage, Refuge or Other Debris.
	+ After reviewing these topics with RPCC and also receiving guidance from county prosecutor and Jen Huber with township’s law firm, I would like to suggest the following procedures.
	+ **Junk Vehicle**
		- Once a violation has been identified, then a **warning letter** will be sent out to the owner of the property where the violation is located. If no action within 14 days, then a **final warning letter** will be sent stating that the Board of Trustees will consider passing a resolution deeming the owner to have a junk vehicle on their property. If no action, then an **official violation letter** will be sent out explaining that action will be taken to remove the vehicle and any costs incurred will be filed as a lien on the property.
	+ **Removal of Garbage**
		- Same process of property owner letters except Trustees pass a resolution deeming the property a “nuisance”, instead of junk vehicle.
* **Zoning Violations**
	+ Zoning Administrator has the authority via the ORC to address violations of the Zoning Resolution.
	+ Using a similar procedure, implementing warning, final warning and official notice of violation letters. At that point, with the assistance of the county prosecutor, the township can file a civil complaint against the property owner for the violation at a fee of $500 per day, per violation. (It is currently listed as $100 per violation, but will be changed to $500 once we update Article 10 of the Zoning Resolution.