**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.