

Miami Township Zoning Commission
Minutes for October 2, 2025

The meeting was called to order by Chair Fred Legge at 7 p.m. Also present were Commissioners Jenifer Adams, Brian Corry, and Mark Willis (late arrival); alternate Jane Sweet; Zoning Administrator Bryan Lucas; and Recorder Cyndi Pauwels.

Also in attendance were Greene County **RPCC representatives** Michelle Hudnell and Collins Nyamekye, and residents Peter Buswinka, Derek Calter and Fred Stockwell.

Mr. Legge recognized **alternate Jane Sweet as a voting member** in the absence of Jayne Brahler.

Mr. Legge asked for a motion to **approve the minutes of their September 4, 2025**, meeting. Mr. Corry so **moved**, and Ms. Adams **seconded**. The motion carried **unanimously**.

Staff report: Mr. Lucas reported **Ms. Adams has been sworn in** as a regular member of the Zoning Commission prior to the meeting.

He briefed the Commission on a recent BZA hearing for a **variance on a property in The Vale**, which was approved.

Mr. Lucas provided the Commission members with **updated copies of the Zoning Resolution text amendments** approved thus far for their notebooks.

Ms. Hudnell reviewed the **12-month plan** to use the recently-awarded Ohio grant to make upgrades to the Township Zoning Resolution and said proceedings are on track so far. She then presented the **proposed revisions** from Group 1 as follows:

- **Article 10 Administrative Procedures**

After a detailed discussion that produced **minor edits**, it was decided to **switch the order of items 1003.4 Undue Hardship and 1003.5 procedures for additional requirements**.

Mr. Stockwell asked for an **explanation of "layout plan,"** which Ms. Hudnell explained, confirming that yes, it **must be presented as a written document**.

Mr. Corry asked about the **specific items listed as "adverse effects"** in the current 1002.4B 1-13. After some discussion, it was agreed to **include those in 1003.3B**, with an additional point 14 as a "catch-all."

Ms. Hudnell noted the difference between **"conditional use,"** which stays with the owner, and **"area/land variance,"** which stays with the property, adding that the language was set by a the Supreme Court decision in *Duncan v Middlefield*.

Extended discussion was held re: **1004.3A Use Variance versus 1004.3B Area Variance**, noting that a use variance is rare, and more usually handled by rezoning instead. The variance process is quicker than rezoning, but Mr. Corry noted “quicker is not always better.” The rezoning process gives time for more public input.

It was decided to **add back the skipped 1003.6 Procedure for Consideration of Petitions for Variances**.

Ms. Adams suggested not offering the use variance option; however, after further discussion, it was decided to **leave 1004.3A with the suggestion that owners seek rezoning or a text amendment instead**. Ms. Hudnell will review the legality of the issue and report back for **further review**.

Mr. Legge asked about the previous **1004 Temporary Exceptions** item. Mr. Lucas said it had been **moved to Article 5** and would be discussed later.

- **Section 519 Cemeteries**

Extended discussion was held, particularly on the **different regulations for public versus family cemeteries**, with **no edits noted**. Section 520.1 Private Helicopter minimums from adjacent property was changed to **500 feet, to be reviewed later** due to safety considerations.

- **Section 520 Airports**

Extended discussion was held, with **edits noted**, particularly **changing the name** to “Private Airports, Landing Strips, Helipads.” A pending suggestion from Mr. Lucas to amend the zoning district will be discussed later.

Mr. Stockwell asked if this section covered **drones**; it does not.

- **Article 6 Off-Street Parking/Loading/Driveways**

Extended discussion was held, with **edits noted**. Ms. Hudnell listed several uses that are exempt from these and other zoning regulations, including churches, schools, government buildings, etc. **Section 602.8 references 513.2F, which is to be created later**.

- **Article 7 Signs** – to be addressed at the November meeting.

There being no further business, Mr. Willis **moved to adjourn** and Mr. Corry **seconded**. The meeting was adjourned at 9:00 p.m.

The next scheduled meeting will be **Thursday, November 6, 2025, at 7 p.m.**, at which time the Commissioners will review **Sections 507, 509, 510, 511, 512, and 513, and Article 7**.



Fred Legge, Chair



Cyndi Pauwels, Recorder

Acronym definitions:

- ORC: Ohio Revised Code
- RPCC: Greene County Regional Planning Commission