

**Miami Township Zoning Commission**  
Minutes for September 4, 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), Brian Corry, and Mark Willis; alternates Jenifer Adams and 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 and Fred Stockwell.

Mr. Legge recognized **alternates Jenifer Adams and Jane Sweet as voting members** in the absence of Jayne Brahler and Greg Schrader.

Mr. Legge asked for a motion to **approve the minutes of their August 7, 2025**, meeting. Mr. Willis so **moved**, and Mr. Corry **seconded**. The **motion carried unanimously**.

**Staff report:** Mr. Lucas introduced Ms. Hudnell and Mr. Nyamekye for those who were not present last meeting. He reported **Mr. Schrader has resigned** from the Zoning Commission, effective August 2025, for personal reasons. Mr. Lucas advised the Commissioners that after presenting the matter to the Township Trustees at their September 3, 2025, meeting, the Board had accepted his recommendation to **appoint Jenifer Adams to fill out the remainder of Mr. Schrader's term** (ending December 31, 2025). He stressed that while Ms. Adams and Ms. Sweet were appointed alternates at the same meeting, and that he values Ms. Sweet's active participation, Ms. Adams brings more experience to the table. With Ms. Adams' acceptance, she will be sworn in next meeting.

Mr. Legge opened the **Public Hearing on Text Amendment 2025-07-T (Article 8 Non-Conformities)** at 7:05 p.m.

Mr. Lucas shared the **RPCC response** (attached) dated August 27, 2025, and suggested changes, noting they were minor word additions/changes.

Mr. Lucas **shared on-screen the revised text** of the proposed code and **recommended its acceptance**.

Mr. Legge asked for **audience comment** on the proposed code, and **no comments were offered**.

Mr. Legge then asked for a motion to **advance Text Amendment 2025-07-T (Article 8 Non-Conformities) to the Miami Township Trustees for consideration**. Ms. Adams so **moved**, and Mr. Willis **seconded**. The **motion carried unanimously on a voice vote**.

Mr. Legge **closed the public hearing** portion of the meeting at 7:08 p.m.

Ms. Hudnell reviewed the **12-month plan** to use the recently-awarded Ohio grant to make upgrades to the Township Zoning Resolution and outlined the timeline for utilizing the **Zoning Resolution Grant** money:

- September – review 5 revised sections
- October – review 4 revised sections
- November – review 6 revised sections
- December – review 3 revised sections
- January – Open house to hear concerns of residents
- February – review and edits amendments based on results of open house
- March – ZC meeting to finalize and forward to RPCC
- March – RPCC executive committee and full board votes to approve
- April – ZC public hearing and forward to Trustees
- April 20 – Trustees public hearing and resolution
- May 20 – New amendments go into effect
- June 1 – Grant is finalized with State of Ohio

She stressed the **need to maintain the outlined schedule**. The sections to be revised have been broken into Group 1, 2, and 3, with ten minutes allotted for discussion on each item, and she urged Commissioners to review the proposed amendment changes prior to each meeting. Group 1 (listed below) are set for review on September 4th and on October 2nd.

Ms. Hudnell noted the Zoning Resolution is a “living document” that will always be changing, so Commissioners should not focus too much on perfect revisions. **The Commissioners will vote on the amendments as a whole before sending the Resolution to the Trustees.**

She then presented the **proposed revisions** as follows:

- **Section 504 Architectural Projections Into Required Yards**

After a detailed discussion that produced minor edits, Ms. Adams asked if **all the paragraphs in the existing code would be replaced** by the proposed revisions. When Ms. Hudnell said that yes, they would, it was agreed to **add a note to that effect** in the final revision.

Mr. Stockwell asked if existing non-conforming projections would be **grandfathered in**, and Mr. Lucas said **yes**, offering a brief explanation of same.

- **Section 505 Parking Of Rec. Vehicles, Trailers & Mobile Homes**

Extended discussion was held, with minor edits noted.

Mr. Stockwell asked if **parking these vehicles in the front yard of a residence would be permitted**. After further discussion on health, safety, and welfare versus aesthetics, and possible surface requirements (gravel, pavement), it was decided the matter would be **reviewed further at a later time**.

- **Section 506 Swimming Pools**

After a detailed discussion that produced minor edits, questions were raised on **automatic pool covers versus fences**. Mr. Willis would like more information on the safety of automatic covers. The matter will be **reviewed further at a later time**.

- **Article 9 Administrative Bodies & Their Duties**

Extended discussion was held on each item in this section, with minor edits throughout.

- **901 Board of Trustees**
- **902 Zoning Commissioners**
  - Further discussion will be held re: when the Comprehensive Land Use Plan (CLUP should be reviewed/updated.
- **903 Board of Zoning Appeals (BZA)**
  - In a discussion re: the appropriateness of the BZA asking the Commissioners for recommendations, information, or clarification, Mr. Legge said the **Zoning Administrator should be the “conduit”** between the two bodies to deal with those matters. Mr. Lucas reported the BZA will be discussing those issues at a meeting on September 20, 2025.
- **904 Zoning Administrator**
  - It was decided to **add the CLUP under Zoning Commission definitions**.

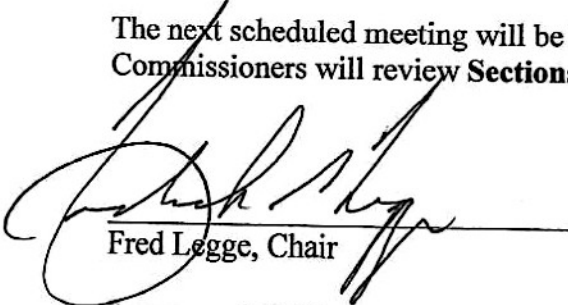
- **Article 10 Administrative Procedures** – to be addressed at the October meeting.

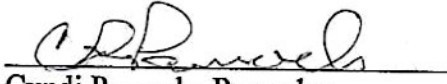
Mr. Stockwell asked if this **Zoning Resolution specifies “Miami Township, Greene County, Ohio”**; he was shown that **yes**, it does.

Mr. Legge asked the Commissioners if they were **okay with the accelerated pace of revisions, and they agreed they were**. Ms. Hudnell noted this session was likely the most intense.

There being no further business, Mr. Willis **moved to adjourn** and Ms. Adams **seconded**. The meeting was adjourned at 9:17 p.m.

The next scheduled meeting will be **Thursday, October 2, 2025, at 7 p.m.**, at which time the Commissioners will review **Sections 519 and 520, and Articles 6, 7, and 10**.

  
Fred Legge, Chair

  
Cyndi Pauwels, Recorder

Acronym definitions:

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