

Miami Township Zoning Commission
Minutes for November 19, 2025

The meeting was called to order by Chair Fred Legge at 7 p.m. Also present were Commissioners Jenifer Adams and Jayne Brahler; alternate Jane Sweet; Zoning Administrator Bryan Lucas; and Recorder Cyndi Pauwels.

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

Mr. Legge recognized **alternate Jane Sweet as a voting member** in the absence of Brian Corry and Mark Willis.

Mr. Legge asked for a motion to **approve the minutes of their October 2, 2025, meeting**. Ms. Adams so **moved**, and Ms. Brahler **seconded**. The **motion carried unanimously**.

Staff report: Mr. Lucas apologized to RPCC for the **November 6th cancellation** and thanked them for their flexibility in rescheduling. He then reminded the Commissioners of the **Text Amendment Justifications** emailed to them earlier.

RPCC Director Navratil introduced herself to the Commissioners and reviewed the regular text amendment process versus the expedited grant calendar. In describing how her office researches zoning law (in addition to direct legal counsel), she shared one of her office resources, the 1,200+ page *Ohio Planning and Zoning Law* reference book.

Ms. Hudnell reported on two sections of zoning regulations she felt could be **deleted**: Animal Husbandry and Farm Markets. Commissioners agreed.

She then presented **clarifications to several text sections from earlier meetings** where questions were raised, and a brief discussion was held on each before the **Commissioners agreed with the edits**:

- Article 6: 603.2 Parking Space Requirements – clarifications added to aid the BZA in their final decisions
- Article 10: 1004.3 Use Variances – revisions noted
- Article 5: 510 Airports – Commissioners agreed this is needed

After some confusion as to which set of proposals would serve as working documents for this meeting (emails from RPCC and Mr. Lucas crossed), she then worked through the next set of **proposed revisions**. It was agreed to **postpone Article 7 Signs** and proceed as follows (*see the Township website under Zoning Resolution for the complete documents*):

- **Section 521 Accessory Dwelling Units (ADUs)**

Extended discussion was held, noting the growing use of ADUs due to the current housing crisis as well as the desire of older residents to age in place.

Ms. Adams questioned the **difference between ADUs, additions, and duplexes**, and the definitions were reviewed.

The Greene County approved minimum square footage of tiny homes will be verified before the suggested **600 sq. ft. ADU minimum** is set/changed; however, the Commissioners agreed with **521.4A2 and 3 size limitations should both be set at 75%** relative to the principle dwelling.

Height restrictions in **521.4B** were edited to comply with those on the principle dwelling unless an existing, non-conforming structure was modified to an ADU.

Likewise, setbacks in **521.4C** will comply with those on the principle dwelling.

Utilities approval in **521.4E** was modified to remove BZA from the list, leaving that to the Greene County Public Health Department.

The Commissioners agreed that **ADUs shall be permitted** in both agricultural and residential zoning districts.

- **Section 512 Short-Term Rentals**

Extended discussion was held on the definition and use of short-term rentals.

The Commissioners agreed to delete **512.4E Hosting Platforms**.

Documentation from the Greene County Health Department was added as a requirement under **512.4G** for waste-water collection systems.

Ms. Hudnell noted, under **512.5D**, that signage cannot be restricted based on content.

Extended discussion was held re: the 185 days/year owner occupancy requirement in **512.6A**, with specific objections from Ms. Brahler.

- **Section 511 Bed & Breakfast (B&B)**

After a review of Section 512 Short Term Rentals, the Commissioners agreed to **eliminate a separate section for B&Bs**, incorporating that use into 512.

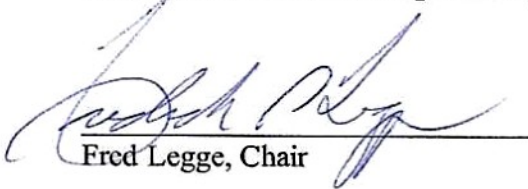
The following sections were postponed until the next meeting:

- **Section 513 (Temp Structure And Temp Use)**
- **Section 514 (Public Events)**
- **Section 510 Home Occupation**

Discussion was held on **possibly adding a second December meeting** to address those remaining items in order to maintain the current grant schedule. RPCC will check calendars and advise the Commissioners of available dates. **Article 7 Signs** will be reviewed with RPCC **outside the grant period**.

There being no further business, Ms. Brahler **moved to adjourn** and Ms. Adams **seconded**. The meeting was adjourned at 9:30 p.m.

The next scheduled meeting will be **Wednesday, December 3, 2025, at 7 p.m.** (day/date change to accommodate scheduling conflict).


Fred Legge, Chair
Cyndi Pauwels, Recorder

Acronym definitions:

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