

Miami Township Zoning Commission
Greene County, Ohio
Minutes for December 3, 2025

The meeting was called to order by Chair Fred Legge at 7 p.m. Present were Commissioners Jenifer Adams, Jayne Brahler, and Mark Willis; 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 asked for a motion to **approve the minutes of the November 19, 2025**, meeting as corrected (noting Dr. Brahler, not Ms.). Dr. Brahler so **moved**, and Ms. Adams **seconded**. The **motion carried unanimously**.

Staff report: No report

Ms. Hudnell reviewed the timing for the remaining meetings under the grant project. She said RPCC schedules could not accommodate a second December meeting as suggested. She also noted that, because of the tight schedule, **Articles 2, 3, and 4 would be reviewed by RPCC post-grant**.

She then presented 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 510 Home Occupation**

Extended discussion was held with edits as noted. The Commissioners agreed this Section would be **changed from Conditional Use to Permitted** as clarified in the text.

The definition listed for Home Occupation was changed from “non-commercialized” to **“small-scale.”**

Subsection **510.11** was **renumbered to 510.2*** (with subsequent parts renumbered accordingly*), with the Conditional Use statement removed.

510.13* was amended to allow **“No more than two (2) persons...in addition to the resident,”** with the BZA reference removed.

Use of a permitted accessory structure was added to 510.4*, with the BZA square-footage reference removed.

510.5* was **deleted**, which **reset the numbering to follow**.

“Shipment and delivery” statement was deleted from 510.6.

Hours of operation between 8 a.m. and 8 p.m. were added to **510.7**, with the BZA reference and subsections a-c deleted.

“Unless **inside an approved structure**” was added to **510.9**.

510.10 was amended to generalize utilities and to include bandwidth.

- **Section 513 Temporary Structures/Temporary Uses/Public Events**

Extended discussion was held with edits as noted.

Initial time frame allowed for Temporary Structures under **513.2B** was **changed from 3 months to 6 months**.

Allowable districts for Temporary Uses under **513.3B** were specified as “**all non-residential**,” with the time frame under subsection 3 changed from a four (4)-month to a **three (3)-month period**.

“Christmas trees” was replaced by “**seasonal items**” in **513.3B4**, with a time limit of **sixty (60) days** in the season’s window.

The **time limits for yard sales** in **513.3C** were adjusted to “**no more than four (4) consecutive days**” and “**four (4) per year**.”

New Section **513.5 Public Events** was added as a **Conditional Use** to close an agritourism loophole.

Public Events **applications under 513.6** must be submitted **no less than sixty (60) days** prior to the event.

Definitions under this Section were also reviewed and clarified.

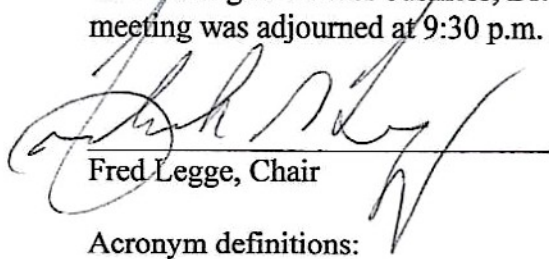

Article 7 Signs will be reviewed with RPCC **outside the grant period**. Mr. Legge asked if it would cover **billboards**. Ms. Hudnell reported that **under ORC 519.20, billboards cannot be denied**; however, the Township can set conditions for signs in general that may address billboards by size, etc., without naming them.

In reviewing the remaining items and the necessary scheduling, Ms. Hudnell said RPCC would finish reviewing **Articles 2, 3, 4, and 7 for later, post-grant action**.

She described the planned **RPCC-presented January 2026 public open house** that will cover all proposed text amendments reviewed thus far, noting Commissioners are not required to attend and no minutes will be taken.

The next scheduled Zoning Commission meeting will be **Thursday, January 8, 2025, at 7 p.m.** Discussion was held re: holding the **planned Open House on the same date, from 5-7 p.m.** **RPCC will check schedules and advise.**

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


Fred Legge, Chair
Cyndi Pauwels, Recorder

Acronym definitions:

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