

**Miami Township Zoning Commission
Greene County, Ohio**

Minutes for February 5, 2026 Meeting

The meeting was called to order by Chairperson Fred Legge at 7:04 p.m.

Attending: Members Fred Legge, Jenifer Adams, Jayne Brahler, Brian Corry, Mark Willis, and alternate Jane Sweet.

Also in attendance: Bryan Lucas (Zoning Administrator), Michelle Hudnell and Hailey Hayes (Greene County RPCC Representatives, and residents Peter Buswinka and Fred Stockwell.

Mr. Legge asked for a motion to **approve the minutes of the January 8, 2026**, meeting. Mr. Willis **moved** to adopt the minutes as presented, and Mr. Corry **seconded**. The **motion carried unanimously**.

Staff report: Mr. Lucas reported that **Cyndi Pauwels will no longer be the recorder** for the Zoning Commission meetings. He also explained that Jeanne Gunderkline had submitted her resignation as fiscal officer of the township, effective at the end of March. The township Trustees have increased Cyndi's hours to take on more responsibilities of the fiscal officer position and she will no longer have the time to commit to recording Zoning Commission meeting minutes. Mr. Lucas will take on the responsibility for recording meeting minutes moving forward.

Mr. Lucas stated that RWE Clean Energy is scheduled at the beginning of the March Zoning Commission meeting to give a **15 minute presentation** to the board, followed by a Q&A session. Mr. Lucas stated that he gave RWE Clean Energy a short list of questions from the board and is expecting the company to provide some additional information prior to the presentation.

Mr. Lucas stated that he strongly encourages the board to move the text amendments for Articles 3&4 Zoning Districts and Section 510 Home Occupation to post grant. He explained that these text amendments are incomplete and should be give more time and discussion prior to recommending them to the Trustees to adopt. The board engaged in a dialog about these concerns. Dr. Brahler **put forth a motion** to move these text amendments to post grant and then after some further conversation, **withdrew her motion**. The board agreed to officially address which text amendments to forward through the process at the next meeting on March 5th.

Mr. Legge **turned meeting over to Michelle Hudnell from RPCC** to discuss results from the public open house and to work to finalize text amendments that will be a part of the Ohio zoning reform grant.

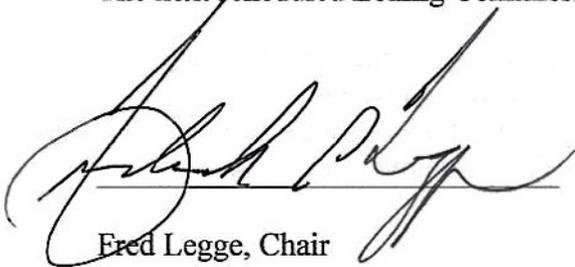
Ms. Hudnell, along with the board members, had discussions that included input gathered from residents at the open house, to finalize the following text amendment verbiage for the following sections of the zoning resolution:

Article 3	Districts and Boundaries
Article 4	District Regulations
Article 6	Parking / Loading / Driveways
Article 7	Signs
Article 9	Administrative Bodies
Article 10	Administrative Procedures
Section 504	Architectural Projections
Section 505	Parking of Recreational Vehicles
Section 506	Swimming Pools
Section 510	Home Occupations
Section 512	Short-Term Rentals
Section 513	Temp. Structures, Temp. Uses, Public Events
Section 519	Cemeteries
Section 520	Private Airports, Landing Strips, Helipads
Section 521	Accessory Dwelling Units

Ms. Hudnell made the appropriate pen and ink changes during the meeting and stated that she will revise all of the changes made and get Miami Township the updated digital versions of all 15 text amendments in the next 2 weeks. Mr. Lucas stated that once the updated versions were received from RPCC, he will update the township website to reflect the changes.

Dr. Brahler **moved to adjourn** and Mr. Willis **seconded**. The meeting was adjourned at 8:35 p.m.

The next scheduled Zoning Commission meeting will be **Thursday, March 5, 2026, at 7 p.m.**



Fred Legge, Chair



Bryan Lucas, Recorder

Acronym definitions:

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