

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

Minutes for January 8, 2026 Meeting

The meeting was called to order by Chair Fred Legge at 7 p.m., with Commissioners Jenifer Adams, Dr. Jayne Brahler, Brian Corry, Mark Willis, and alternate Jane Sweet in attendance.

Also present were Zoning Administrator Bryan Lucas, Recorder Cyndi Pauwels, **Greene County RPCC representatives** Michelle Hudnell and Hailey Hayes, and residents Peter Buswinka and Fred Stockwell.

After explaining that he and Mr. Corry have served as Commission Chair and Vice Chair, alternating positions each year, for the past several terms, Mr. Legge asked for **nominations for 2026 Chairperson**. Mr. Corry added he would appreciate it if someone else would step up to serve as Chair. Dr. Brahler said she would like to see them both continue in their leadership roles.

Chair duties were discussed. Ms. Adams said it was too early in her tenure to consider chairing the Commission. Mr. Corry suggested moving Mr. Legge to Vice Chair and let someone else serve as Chair with his assistance. After further discussion, Dr. Brahler **moved to appoint Mr. Legge as Chair and Mr. Corry as Vice Chair** for 2026. Mr. Willis **seconded**, and **the motion carried on a voice vote**.

Mr. Legge asked for a motion to **approve the minutes of the December 3, 2025**, meeting. Dr. Brahler asked **why the minutes contain certain text in bold**, saying that made it difficult for her to read. Ms. Pauwels explained she has done the same for the Trustees for several years – highlighting topics and votes, and simply carried over that format when she started recording for the Commission. She is open to whatever format the Commission prefers.

After a brief discussion in which Mr. Legge suggested Dr. Brahler could change the bold text after downloading the file, Mr. Willis **moved to adopt the minutes as presented**, and Ms. Adams **seconded**. **The motion carried, with Dr. Brahler abstaining**.

Staff report: Mr. Lucas presented his report including a **2025 Review and Goals for 2026** (attached below). Mr. Legge said **he shares Mr. Lucas' goals**, and looks forward to finalizing any needed clean-up on the text amendments adopted under the RPCC grant project.

Mr. Lucas reported the Trustees **appointed Ms. Adams to a full term beginning January 1, 2026**, ending December 31, 2029 (2030? – he will verify). There is still an alternate seat open if anyone knows of someone who might like to serve.

Mr. Lucas was contacted by **RWE Clean Energy** seeking to install a solar array in the Township, with a request to present to the full Commission in February. Dr. Brahler asked if they meant community solar or attached to the grid; **Mr. Lucas will share the RWE paperwork**. Mr. Willis said it would be helpful to discuss real-life experiences of area solar

arrays before the Commission considers the matter further; Mr. Corry agreed, noting he has been waiting to see how a newly installed arrays actually perform. Mr. Legge added he does not want to hear just a sales pitch.

After a discussion as to the status of Ohio laws and court cases, it was agreed that in addition to sharing the written proposal, Mr. Lucas will **ask RWE how they believe their proposal is legal** given the current laws and forward their response to the full Commission. Then a decision will be made as to whether a presentation would be welcomed.

Ms. Hudnell reviewed the amended timeline under the grant project and explained the **difference between a public hearing (comments accepted) and a public meeting (no comments taken)**. Mr. Lucas asked when the open house originally planned for this evening (January 8th) would be held. She provided the following schedule, with all meetings in the Township building:

- **RPCC-led public open house: February 5, 2026 at 6 p.m.** (Mr. Lucas will advertise)
- **Zoning Commission public meeting: February 5, 2026 at 7 p.m.** to review public comments, other edits
- **Zoning Commission public meeting: March 5, 2026 at 7 p.m.** to finalize and refer amendments to RPCC
- **Zoning Commission public hearing: April 2, 2026 at 7 p.m.** to review RPCC response and refer amendments to Township Trustees
- **Township Trustees public hearing: April 20, 2026 at 5 p.m.** for adoption/amendment, with effective date of May 20, 2026
- **Grant period ends: June 1, 2026**

Ms. Hudnell then presented the **next set of proposed text amendments** (*see the Township website under Zoning Resolution for all complete documents*):

- **Article 7 Signs** – After noting the presented draft was a combination of RPCC text proposals and proposals from Mr. Lucas, Ms. Hudnell reviewed existing case law from *Reed v Town of Gilbert* (2015), adding that the Zoning Resolution **cannot prohibit billboards**, only regulate size and placement of signs in general.

Section 704 Commercial vs Non-commercial was deleted in its entirety and subsequent sections renumbered accordingly.

Extended discussion was held with **size, height, and setback changes as noted**. Wording of **“may” will be replaced with “shall”** throughout, and all **content numbers will be spelled out and included as digits**.

- **Article 3 Districts and Boundaries** and **Article 4 District Regulations** were discussed at length due to the **proposed addition of three (3) new districts**:
 - Section 400 PA Prime Agricultural District
 - Section 407 CR Conservation and Recreation District
 - Section 408 IG Institution and Government District

Ms. Hudnell said Mr. Lucas would advise all affected landowners of any district change, and **implementation of the new district would be voluntary**. She suggested waiving the fee for any future map amendments (1-2 years?) if the changes were adopted. The district titles and uses would need to be added throughout the Zoning Resolution as appropriate.

Mr. Lucas reported his proposal of these districts was **based on a review of the existing districts map**, noting, for example, that Glen Helen is currently zoned Agricultural, with the attending regulations. Changing to Conservation and Recreation would allow broader Permitted Uses in line with their current operation.

Mr. Legge and Mr. Willis both asked **why a farmer would be interested in the PA Prime Agricultural district**, and if it would affect property taxes. Ms. Hudnell said **no taxes would be affected**. She explained it would allow owners to **impose certain restrictions on the sale/use of land after inheritance**. Mr. Legge likened it to a “stepping stone” between private land and a conservation easement, and Mr. Corry noted that “when land changes ownership is when it gets split.”

Extended discussion was held as to the **minimum lot size** that would be required for the PA Prime Agricultural. Mr. Lucas provided a **breakdown of current lot sizes zoned Agricultural: 26 at 100+ acres; 61 at 75+ acres; and 90 at 50+ acres**. He also compared those number to other townships and counties. The Commission unanimously agreed on **ten (10) acres**.

A brief discussion was also held on the **current minimum residential lot size**. Ms. Hudnell reported that Greene County Health Department says at least one (1) acre is needed for good septic/well service. The matter will be discussed further at a later date.

Ms. Hudnell noted the updates and revision of **Article 2 Definitions** performed by Mr. Lucas, complimenting his good work.

She added that **extensive edits** to the Zoning Regulation would be required to **accommodate not only the new districts but numbering changes**. Dr. Brahler said the proposed districts could be accepted now and the numbering addressed later, and Commissioners agreed. Mr. Lucas has already done much of that for Article 4.

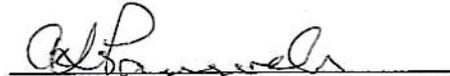
Mr. Legge asked about copies of the many proposed text amendments the Commission has approved. Mr. Lucas said **all twelve (12) previous items are available on the Township website in the Zoning section**, and those from this meeting will be added when received from RPCC. Ms. Hudnell said that would probably happen within a month, given their staffing issues. She added that **the grant provides for reprinting the entire Zoning Resolution** as well, providing the Township with 12-15 clean copies.

There being no further business, Mr. Willis **moved to adjourn** and Mr. Corry **seconded**. The meeting was adjourned at 9:29 p.m.

The next scheduled Zoning Commission meeting will be **Thursday, February 5, 2025, at 7 p.m.**, with the **RPCC Public Open House on the same date, from 6-7 p.m.**



Fred Legge, Chair



Cyndi Pauwels, Recorder

Acronym definitions:

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