

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

Minutes for March 5, 2026 Meeting

The meeting was called to order by Chairperson Fred Legge at 7:05 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), Tim Dawson and Hailey Hayes (Greene County RPCC), Marilyn Moir and Lori Askeland (Township Trustees), Michele Burns (Tecumseh Land Trust) and residents Peter Buswinka, Kate LeVesconte and Fred Stockwell.

Mr. Legge asked for a motion to approve the minutes of the February 5, 2026, meeting. Two minor formatting concerns were pointed out and corrected. Mr. Willis **moved to adopt the minutes** with the two corrections, and Mr. Corry **seconded**. All were in favor and the **motion passed**.

Staff report: Mr. Lucas stated there was no staff report, but would add comments later in the meeting regarding text amendments.

Prior to RWE Clean Energy presentation, Mr. Lucas pointed out to the presenter that the audience was made up of the members of the Zoning Commission, Township Trustees Marilan Moir and Lori Askeland, Representatives from Greene County Regional Planning and Coordination Commission and interested residents of the township. Mr. Lucas introduced Kevin McGinnity, Project Development Manager with RWE's Distributed Clean Energy Team. Mr. Lucas also stated that the Zoning Resolution does not currently allow small solar for distribution projects, but the Zoning Commission was willing to listen to a presentation to see an example of what a potential small solar project may look like in the township.

There were some technical difficulties getting the projector to function properly and Mr. Lucas apologized to the presenter and the audience as **Mr. McGinnity began his presentation**. Mr. McGinnity gave a presentation which covered some background information about his company, details about a potential site with a resident living on Snypp Rd, the location of the closest interconnection grid, the compatibility with agriculture, Ohio energy PILOT program and specific aspects of what the project might look like. There were questions raised regarding the close proximity to Jacoby Creek. (Current potential plan has a 100' setback from creek). There were questions and discussion regarding how community solar might fit in with this type of project and questions regarding current Ohio bills regarding solar. Mr. Legge thanked Mr. McGinnity for the presentation.

Mr. Lucas **introduced Mr. Dawson as the new Executive Director of RPCC** to the board and also **introduced Ms. Askeland** to the board as the latest Township Trustee.

The board discussed and made a couple of edits to the current draft text amendments Article 7 (Signs) and Article 10 (Administrative Procedures). There was also some discussion regarding text amendments Section 510 (Home Occupation), Article 3 (Districts and Boundaries) and Article 4 (Supplementary District Regulations). The board agreed to review these amendments following the work with the Ohio grant, but also to proceed with the work that was completed on these amendments.

Mr. Willis **made a motion** to forward all 15 text amendments that were completed during the Ohio zoning grant to RPCC, **seconded** by Ms. Adams. All were in favor and the **motion passed**.

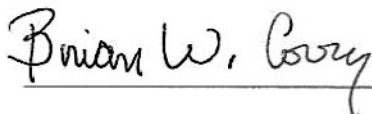
The group of text amendments included:

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

Mr. Lucas presented suggested text amendments for the board to consider for the remainder of 2026. The board agreed to take on the first several on the list following the Ohio grant work.

Mr. Willis **moved to adjourn** and Dr. Brahler **seconded**. The meeting was adjourned at 8:20 p.m.

The next scheduled Zoning Commission meeting will be **Thursday, April 2, 2026, at 7 p.m.**

 Brian W. Gory Vice Chair

~~Fred Legge, Chair~~

 Bryan Lucas

Bryan Lucas, Recorder