

**Miami Township Board of Zoning Appeals**  
**Meeting Minutes**  
Sept 17, 2025

The meeting was **called to order** at 7:04 by Chairperson Richard Silliman.

**Attending:** Members - Richard Silliman, Chair, Amy Achor, Eli Hurwitz, David Neuhardt and Joseph Giardullo

**Also in Attendance:** Bryan Lucas (Zoning Administrator)

Mr. Lucas **reviewed the agenda.**

Mr. Hurwitz **made a motion** to accept the meeting minutes from April 16, seconded by Mr. Neuhardt. All were in favor and motion carried.

Mr. Neuhardt **made a motion** to accept the meeting minutes from August 20, seconded by Ms. Achor. Motion carried with 4 votes in favor, Mr. Giardullo abstained.

Mr. Lucas **gave an overview** of the text amendments that have been adopted by the Trustees so far in 2025. Board members had some discussion regarding how changes might effect their decisions in the future. Mr. Lucas provided all board members with an updated zoning resolution binder that included all of the approved 2025 text amendments.

Mr. Lucas **gave an overview** of the recently awarded zoning grant that was awarded to Miami Township by the state of Ohio and discussed the one year timeline of the work being done in coordination with Greene County Regional Planning and Coordinating Committee.

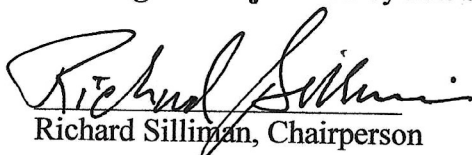
Mr. Lucas **provided all board members** with draft versions of both Article 9 and Article 10 text amendments of the zoning resolution and asked for input from the board members. After some lengthy discussion, the board suggested several improvements, of which Mr. Lucas will take back to the Zoning Commission for their consideration.


Mr. Lucas **provided all board members** a draft copy of a proposed internal Rules of Procedures document for the board to discuss. After some lengthy discussion, edits were made and the board asked Mr. Lucas to make the edits and present an updated version for the next BZA meeting with the intent to review again and potentially adopt.

Mr. Lucas **provided each board member** draft versions of newly updated BZA applications. These included applications for Administrative Appeal, Variance and Conditional Use. The board had no edits and supported the adoption of the new applications.

Mr. Silliman **made a motion** to recommend Mr. Neuhardt as vice chair, seconded by Mr. Giardullo. Motion carried with 4 votes in favor, Mr. Neuhardt abstained.

**Meeting was adjourned** by Mr. Silliman at 9:20.

  
Richard Silliman, Chairperson

  
Bryan Lucas, Zoning Administrator  
(Recorder)