

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

Minutes for April 2, 2026 Meeting

**The meeting was called to order** by Vice Chairperson Brian Corry at 7:00 p.m.

**Attending:** Members Jenifer Adams, Brian Corry, Mark Willis, and Jane Sweet.

**Also in attendance:** Bryan Lucas (Zoning Administrator), Michelle Hudnell (Greene County RPCC) and residents Peter Buswinka, Fred Stockwell and Stephanie Pearce.

Jane Sweet was introduced as a voting member for the meeting.

Mr. Corry asked for a motion to approve the minutes of the March 5, 2026 meeting. One minor grammatical error was pointed out and corrected. Mr. Willis **moved to adopt the minutes** with the one correction, and Ms. Sweet **seconded**. All were in favor and the **motion passed**.

Mr. Corry **opened the public hearing** for the Ohio Zoning Reform Grant 15 text amendments.

Mr. Lucas read the titles of the 15 text amendments and read the Greene County Regional Planning and Coordinating Commission (GCRPCC) that was received on March 25<sup>th</sup>.

The board reviewed the 2 suggested edits from GCRPCC and decided to **adopt the suggested changes**.

Article 5, Section 513.2B – added “or for a twelve (12) month period for new construction.”

Article 10, Section 1001 – change all “Zoning Certificate” to “Zoning Permit”.

**The Ohio Zoning Reform Grant 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. Corry asked for public comments and received support from one resident to the new proposed changes. One resident had concerns that Section 1004 (Variances) new verbiage seemed to allow an easier path for residents to be granted a variance. Some discussion followed including Ms. Hudnell conducting a side by side comparison of the current language to the new text amendment language. The board concluded to continue to support the proposed text amendment language, but asked zoning administrator to consult prosecutor's office for guidance of the variance section to ensure it was legally sound.

Mr. Corry **closed the public hearing.**

Mr. Willis **made a motion** to forward the 15 text amendments to the Board of Trustees to consider and adopt with the two recommended suggestions from GCRPCC, seconded by Ms. Sweet. All were in favor and the **motion passed.**

Mr. Lucas thanked the board for all of their hard work on the zoning reform grant and also thanked Ms. Hudnell and the GCRPCC staff for their assistance.

Mr. Corry started a discussion to follow up on the small solar (distribution) presentation given by RWE Clean Energy in March. After some discussion, including Ms. Hudnell's point regarding solar projects potentially being considered a "public utility", the board did decide to re-look into potentially adding a small solar (distribution) section to the zoning resolution at a later date and asked Mr. Lucas to thank Kevin McGinnity for his presentation.

Discussion of two new potential text amendments was tabled until next meeting.

Ms. Adams **moved to adjourn** and Mr. Willis **seconded.** The meeting was adjourned at 8:30 p.m.

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

Brian W. Cooy vice  
chair

Fred Legge, Chair

Bryan Lucas

Bryan Lucas, Recorder