

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

Minutes for June 4, 2026 Meeting

The meeting was called to order by Chairperson Legge at 7:00 p.m.

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

Also in attendance: Bryan Lucas (Zoning Administrator) and resident Peter Buswinka

Ms. Sweet was introduced as a voting member for the meeting. Shortly thereafter, Mr. Willis arrived a few minutes late and replaced Ms. Sweet as a voting member.

Mr. Legge asked for a motion to approve the minutes of the May 7, 2026 meeting. Mr. Corry **moved to adopt the minutes** and Ms. Adams seconded. **All were in favor and the motion passed.**

Mr. Legge **opened the public hearing** for Text Amendment 2026-002-T Article 2 (Definitions). Mr. Lucas stated that there was no response from RPCC, but it would be on their June agenda.

Mr. Corry **made a motion** to table the public hearing and Mr. Willis seconded. **All were in favor and the motion passed.**

Mr. Legge **closed the public hearing.**

Mr. Lucas gave staff report. He informed the board that all township staff now have updated email address with same name, then @miamitownshipGCOH.gov. He also pointed out that the website now also includes the "GCOH" in the title. Mr. Lucas provided copies of the new updated resolution for each board member.

The board had a discussion regarding a text amendment for Section 509 (Farm Stands, Farm Markets & Farmer's Markets). Mr. Willis **moved to send Section 509 text amendment to Regional Planning** for approval and Dr. Brahler seconded. **All were in favor and the motion passed.**

Mr. Lucas presented three (3) topics that had either a resident or Trustee concerns at the previous Board of Trustees public hearing for the Ohio Zoning Grant text amendments.

Mr. Lucas stated that the Trustees did receive a letter regarding **Section 1004 (Variances)**. He also stated that Trustee Askeland and himself were on a call with Brian Gravunder from the Greene County Prosecutor's Office. Mr. Gravunder stated that he did not find any issues with the new verbiage in Section 1004, nor did he have any concerns with the letter written to the trustees regarding this section. Mr. Lucas recommended no action be taken in regards to this section.

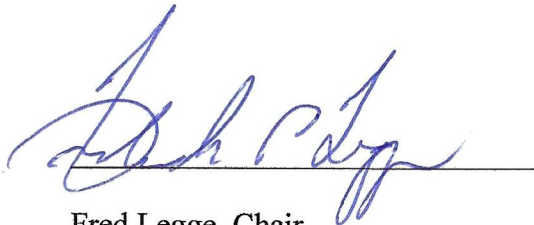
The board had a discussion around Section 1004. Mr. Corry suggested the staff contact township attorney Jen Huber to get her legal input. Ms. Adams requested that these type attorney letters be shared with the Zoning Commission. Resident Peter Buswinka read the letter with the permission of the chair. The board agreed to readdress this topic at the next meeting.

Mr. Lucas stated that one of the Trustees requested the board relook at **Article 6**, specifically parking lots allowing permeable surfaces. After some discussion, the board agreed to change some of the verbiage in section 602.3, that will be part of a future text amendment.

Mr. Lucas stated that one resident had concerns with **Sections 513.5 and 513.6 (Public Events)** for clarity between private and public events and also questioned why public events required a sixty (60) day prior application process when other uses only required thirty (30) days. The board had a discussion regarding these sections and raised several questions including why the use was not considered a temporary use and why RPCC had previously suggested this use being a conditional use and not a temporary use. The board agreed to continue the discussion at the next meeting.

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, July 2, 2026, at 7 p.m.**

A handwritten signature in blue ink, appearing to read "Fred Legge", written over a horizontal line.

Fred Legge, Chair

A handwritten signature in blue ink, appearing to read "Bryan Lucas", written over a horizontal line.

Bryan Lucas, Recorder