

RECORD OF PROCEEDINGS

Minutes of

Meeting

MIAMI TOWNSHIP ZONING COMMISSION

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held JULY 10, 2025, (YEAR)

The Miami Township Zoning Commission met in regular session on Thursday, July 10, at 7:00 p.m. at the Miami Township Civic Center. Chair Ed Marcin called the meeting to order and led the Pledge of Allegiance.

ROLL

Attending: Jeff Baumgarth, Bret Sims, Karen Wikoff, Tim Brandstetter, and Ed Marcin, Chair. Also present: Planning and Zoning Administrator Brian Elliff and Secretary Kelly Gibson.

APPROVAL OF MINUTES

Mr. Baumgarth made a motion to approve previous minutes from June 05, 2025, seconded by Mr. Sims. Upon roll call, all voted “Yes,” except for Mrs. Wikoff and Mr. Brandstetter, who abstained.

OLD BUSINESS

None.

CONTINUED HEARINGS

None.

COMMON RULES OF CONDUCT

Waived.

PUBLIC HEARINGS

MTZR – CASE #596 (CH. 15 R-PUD TEXT AMMENDMENTS)

Mr. Marcin called for the Notice of Public Hearing. Mrs. Gibson read the notice, explaining that the case is to hear proposed amendments to MTZR Chapter 15 R-PUD, Residential Planned Development Unit. Since the hearing was for a text amendment there was no County report.

Mr. Elliff explained that the Board of Trustees had recently initiated amendments to the Miami Township Zoning Resolution (MTZR) text due to recent changes in the way the Township distributes zoning-related notices to the public. Specifically, Chapter 15 (R-PUD) must be amended, and proposed changes were presented to the Commissioners. Proposed changes included updating the language to reflect new changes to the Ohio Revised Code which allow notices to be published online and on social media in lieu of publication to a newspaper. Furthermore, some grammatical and spelling changes have been made to the document.

There was no correspondence or public comment.

Mr. Marcin asked for the recommendation of the Planning and Zoning Administrator. Mr. Elliff stated that staff recommends approval of the proposed text amendments contained in Miami Township Trustee Resolution 2025-32.

Mr. Brandstetter asked Mr. Elliff if Resolution 2025-32 was the “policy” referenced in the text changes. Elliff answered that the codification of the policy was done via motion during the April Trustee meeting, and not by resolution.

Mr. Brandstetter made a motion to approve the recommended text changes as presented. Mr. Baumgarth seconded the motion. Upon roll call, all voted “Yes.”

NEW BUSINESS

“I” PLANNED INDUSTRIAL DISTRICT, MORATORIUM ON CERTAIN USES – FOR DISCUSSION ONLY

Mr. Elliff explained that on June 17, 2025, the Board of Trustees passed Resolution 2025-38, a resolution establishing a 180-day moratorium on the acceptance of all applications and the issuance of any permits for any type of recycling centers or building materials storage yards in

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any zoning district established within the Township. As part of establishing the moratorium, the Trustees requested that Mr. Elliff seek out the Zoning Commission's thoughts regarding potential solutions to the issue at hand which the moratorium is temporarily preventing.

Mr. Elliff continued that, recently, there have been some questions of interpretation and application of the industrial zoning regulations contained within the Miami Township Zoning Resolution ("MTZR"). For example, in one instance concerning a proposed waste transfer station, which is not an allowed use in the "I" Planned Industrial Park district, it was stated by the business that a "recycling center," which is authorized, could serve a similar purpose.

Mr. Elliff also stated that in certain parts of Miami Township, there has occurred noticeable growth in residential development near existing "I" Planned Industrial Park zoned areas, and some "I" districts have been rezoned for residential development.

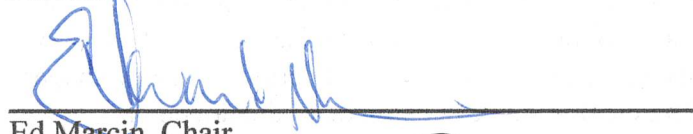
Mr. Elliff noted that it is important that as residential areas within Miami Township evolve, sufficient protections and clarity of definitions are included in the MTZR to allow for reasonable industrial uses while being mindful of impact on these residential areas and the community overall. Recycling centers and materials storage yards and facilities are an important area of consideration.

Mr. Elliff noted that under MTZR Section 28, Definitions, neither "recycling centers" or "building materials storage yards" are currently defined. Possible modifications were discussed at length. Ultimately, the Zoning Commission agreed that more specific prohibitions and defined terms would need to be included. Mr. Elliff stated that he had gleaned valuable information from the Commission and would return to the next meeting with proposed revisions based upon their feedback.

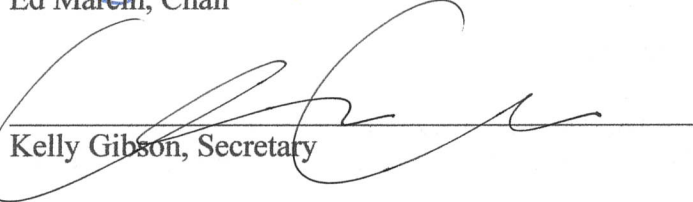
ADJOURNMENT

There being no further business, Mr. Sims made a motion to adjourn the meeting at 7:30 p.m. and was seconded by Mr. Baumgarth. The next meeting is scheduled for August 07, 2025 at 7:00 p.m.

ATTEST:



Ed Marcin, Chair



Kelly Gibson, Secretary