

STAFF REPORT

CONTACT INFORMATION

DOCKET/CASE/APPLICATION NUMBER

APPLICANT/PROPERTY OWNER

PUBLIC HEARING DATE

PROPERTY ADDRESS/LOCATION

BRIEF SUMMARY OF REQUEST



MAP SOURCE: (50% OPACITY SCREENGAB FROM TWP MAP)

EXISTING ZONING	EXISTING LAND USE	SURROUNDING USES	SITE IMPROVEMENTS	SIZE OF PROPERTY
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the COMPREHENSIVE PLAN

OUTSIDE AGENCY REVIEW

COMPATIBILITY with the ZONING RESOLUTION

ATTACHMENTS (CHECK)



APPLICATION FORM



SUBMITTED PLANS



PROPERTY OWNER AFFIDAVIT



PUBLIC COMMENTS



LEGAL NOTICE

OTHER (DESCRIBE)



STAFF REPORT (ANALYSIS)

<p>DEVELOPMENT SCHEDULE</p>	
<p>PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE</p>	
<p>TRAFFIC CONTROL & ACCESS</p>	
<p>PUBLIC SERVICE BURDEN</p>	
<p>ARRANGEMENT & COMPATIBILITY OF STRUCTURES</p>	

CERTIFIED CULTIVATORS PLANNED DEVELOPMENT

The purpose of the Certified Cultivators Planned Development is to accommodate a dual – use cannabis dispensary, along with other typical commercial land uses.

In addition to dual – use cannabis dispensary, all uses within the B-3 Business zoning district are approved.

This new SP-PUD would only consist of one parcel.

STANDARDS

Signage: Calls out standards of Article 41 Section 4106 with the addition of removing an existing pylon sign.

Landscaping: Calls out standards of Article 45-A, with the addition of providing landscaping of exceptional quality.

Site Design: Calls out standards of Article 7, with the addition of providing design of exceptional quality and a corner design feature on Springboro Pike

ADDITIONAL DOCUMENTS

Attached Below are comments from PD, a letter from the applicant outlining the economic impact and security procedures for the proposed use, survey responses from adjacent businesses regarding the potential rezoning.

EXHIBIT A: DEVELOPMENT STANDARDS

ZONING CASE #468-26

Certified Cultivators Planned Development

In addition to the provisions of Article 31 and any restrictions or requirements of the approved preliminary and final development plans and associated approved modifications, the following regulations shall govern the “SP-PUD” District established under Zoning Case #486-26, such uses being approved and/or modified by the Miami Township Board of Trustees on the following date(s):

February 10, 2026

Purpose

The intention of the Certified Cultivators Planned Development is to accommodate a dual-use cannabis dispensary, along with other typical commercial land uses. This rezoning into a planned development provides for the coordinated development of the land including parking and landscaping solutions.

Permitted Uses

1. All land uses permitted within the B-3 Business Zoning District as approved in Section 19.17 of the Miami Township Zoning Resolution.
2. Cannabis Dispensary

Accessory Uses

1. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use.

Prohibited Uses

1. No raw materials shall be processed into any products, including metal of any kind, glass, plastic, textiles, leather, petroleum or paper.
2. Open storage of (but not limited to): junk, refuse, miscellaneous discarded items, inoperative items, inoperative or unlicensed motor vehicles or recreational equipment, or inoperative appliances.
3. Adult entertainment facilities as described under Article 19, Section 19.22.
4. Telecommunication towers.
5. Billboards or outdoor advertising signs.
6. Any use not listed as a permitted use.

Required Conditions

1. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 44.

2. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.
3. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Montgomery County Combined Health District. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means.
4. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
5. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
6. Any operation that produces intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable at the lot line.
7. No commercial vehicle over one (1) ton rated capacity and more than seven (7) feet in height may be parked on the lot, except for commercial vehicles making service calls or delivering to or from a subject property.

Signage

1. **Free-Standing Sign**
 - a. One free-standing sign shall be permitted. Free-standing signage shall meet requirements of Article 41, Section 4106 of the Miami Township Zoning Resolution.
 - b. No electronic signage is permitted.
2. **Wall Signage**
 - a. Building signage shall meet requirements of Article 41, Section 4106 of the Miami Township Zoning Resolution.
3. **Temporary signage**
 - a. Any temporary signage shall meet requirements of Article 41, Section 4106 of the Miami Township Zoning Resolution.
4. Any Final Development Plan shall include the removal of the existing non-conforming pylon sign on site.

Landscaping

Any Final Development Plan or Façade Renovation will include a landscaping plan for approval by the Zoning Commission. The developer's landscaping plan will follow the general landscaping standards and overall intent of Article 45-A but may be modified by the Zoning Commission to accommodate specific uses.

The Zoning Commission shall be able to modify standards pertaining to buffer requirements and overall tree counts when dealing with evergreen trees and screening if the intent of the overall tree number is met.

In addition to the requirements of Article 45-A, all landscaping throughout the site shall be of exceptional quality. With the intent to exceed minimum standards.

Lighting

1. Exterior lighting shall be LED, fully shielded, and generally directed towards the ground.
2. Lighting on the site shall meet the standards of Article 7.

Site and Building Design

1. In addition to the requirements of Article 7, building and site design shall incorporate the use of 'high quality materials' across all building facades which is consistent and compatible with surrounding developments, with the intent to exceed minimum standards.
2. Any final development plan for the site on Parcel K45 25815 0003 shall incorporate corner design features at the souther corner along Springboro Pike. Such features shall include, but are not limited to, landscaping of exceptional quality, with the intent to exceed minimum standards.
3. The site shall follow the site and building design standards of Article 7

General Development Standards

1. The site shall meet all Montgomery County and Miami Township storm water requirements as applicable at the time of development.

Article References

1. All article references refer to the Miami Township Zoning Resolution unless otherwise noted and shall refer to the specific article referenced or as amended within the Miami Township Zoning Resolution.



The applicant has submitted a preliminary site/renovation plan for review:

The preliminary site plan provided would meet all standards of Article 7 and preliminary ground sign would meet all standards of Article 4106. As well as the specific standards of the proposed development standards.



SITE PLAN



SITE PLAN



LANDSCAPE PLAN

PLANT MATERIALS LIST

KEY	QTY	Group A - CANOPY TREES	MIN. INSTALLED SIZE	MATURE HT./SPRD.
AR	3	BOWHALL MAPLE - <i>Acer rubrum</i> * 'Bowhall'	2" cal. B/B, 5'± ht. Clear Trunk	40'/15'
GT	5	MORAINE LOCUST - <i>Gleditsia triacanthos</i> * 'Moraine'	2" cal. B/B, 5'± ht. Clear Trunk	50'/50'
		Group B - ORNAMENTAL TREES		
CC	4	CORALBURST CRABAPPLE - <i>Malus</i> 'Coralcole'	2-1/2" cal. B/B - (on 36" standard)	12'/15'
SR	2	IVORY SILK LILAC - <i>Syringa reticulata</i> 'Ivory Silk'	2" cal. B/B	20'/15'
		SHRUBS		
CP	14	GOLDEN MOP CYPRESS - <i>Chamaecyparis pisifera</i> 'Golden Mop'	# 3 cont.	3'/4'
EF	16	EMERALD GAIETY EUONYMUS - <i>Euonymus fortunei</i> 'Emerald Gaiety'	# 3 cont.	3'/3'
HQ	9	RUBY SLIPPERS HYDRANGEA - <i>Hydrangea quercifolia</i> * 'Ruby Slippers'	# 3 cont.	3'/4'
JB	45	BROADMOOR JUNIPER - <i>Juniperus sabina</i> 'Broadmoor'	# 3 cont.	30"/5'
JV	26	GREY OWL JUNIPER - <i>Juniperus virginiana</i> * 'Grey Owl'	# 3 cont.	3'/6'
PO	10	SUMMER WINE NINEBARK - <i>Physocarpus opulifolius</i> * 'Seward'	# 3 cont.	5'/5'
		PERENNIALS & GRASSES		
HP	35	PARDON ME DAYLILIES - <i>Hemerocallis</i> x 'Pardon Me'	# 1 cont.	2'/2'
PV	13	SHENANDOAH SWITCH GRASS - <i>Panicum virgatum</i> * 'Shenandoah'	# 2 cont.	4'/3'
SB	5	LITTLE BLUESTEM - <i>Schizachyrium scoparium</i> *	# 2 cont.	3'/2'
SA	5	AUTUMN JOY SEDUM - <i>Sedum spectabile</i> 'Autumn Joy'	# 2 cont.	2'/2'

* DENOTES OHIO NATIVE PLANT

No comments from PD on this one, Zach.

Thank you,

Adam Nielsen

Chief of Police

Miami Township Police Department

2660 Lyons Road, Miami Township, Ohio 45342

anielsen@miamitownship.com

P: 937-433-2301

F: 937-433-5457



From: Zach Weprin
To: Culo, Don; Barry, Andrew; Posey, Terry
Cc: Scott Miller; Zach Weprin
Subject: Miami Township Dispensary-8181 N. Springboro Pike
Date: Wednesday, February 25, 2026 9:24:54 AM
Attachments: [image001f711.png](#)
[image002f851.png](#)

Miami Township Board of Trustees,

We are writing to request your support for our proposed cannabis dispensary located at 8181 N. Springboro Pike. We are currently in the process of rezoning the property to SP-PUD and believe this represents a meaningful opportunity to bring sustainable economic benefit to the township. We are committed to being a responsible, long-term community partner.

WE ARE A PROVEN OPERATOR WITH A STRONG LOCAL TRACK RECORD

Certified Dispensary is not a newcomer to Ohio. We currently operate four locations across the state and each location was a former vacant commercial building that we transformed and brought to a productive, tax-generating use. Our track record speaks for itself:

- Cleveland (Former Huntington Bank, opened August 2024) - \$7.2M annualized sales
- Columbus (Former Frisch's, opened October 2025) — \$6.0M in annualized sales and growing
- Springfield (Former White Castle, opened November 2025) — \$5.5M in annualized sales and growing
- Dayton (Former Key Bank, opened January 2026) — \$7.0M in annualized sales after just two months with significant growth expected

We believe these numbers are a strong indicator of what Miami Township can expect from us as an operator in the community.

Roughly 25–35% of transactions are conducted through our drive-thru model across all locations. The drive-thru provides a convenient, efficient experience that minimizes parking lot congestion and pedestrian traffic.

We also employ 190 people in our wholesale (Cultivation and Processing) facility in Dayton at 1654 Springfield Street where we have an annual payroll of about 12M.

WHAT MIAMI TOWNSHIP CAN EXPECT

Based on our operational experience and the unique market position of 8181 N. Springboro Pike — where no new dispensary licenses can be issued in Montgomery County and all surrounding licenses are already placed — we project strong, consistent performance for this location:

- Projected Annual Sales: \$10–12 million
- Projected Annual Host Community Fund Contribution to Miami Township: \$360,000–\$432,000
- Projected Annual Payroll: \$1 million, with positions prioritized for local residents

These projections are not speculative. They are directly informed by the real sales figures we have already achieved at our other Ohio locations — several of which are still in early months of operation and trending upward.

A RESPONSIBLE AND COMPLIANT NEIGHBOR

We understand that the Township's foremost responsibility is the safety and quality of life of its residents, and we take that obligation seriously. Certified Dispensary operates in full compliance with the regulations set forth by the Ohio Division of Cannabis Control. These rules establish minimum security and surveillance standards for all licensed dispensaries. Specifically, our facility at 8181 N. Springboro Pike will have:

- A commercial-grade security alarm system covering all entry points, windows, and interior areas, including a silent duress alarm that automatically notifies designated security personnel and local law enforcement;
- A comprehensive video surveillance system providing 24-hour live monitoring with motion-activated recording at a minimum of 15 frames per second, archived for no fewer than 45 days, with real-time access available to the Ohio Division of Cannabis Control;
- Camera coverage at all points of ingress and egress, all secure and limited-access areas, all cannabis storage and inventory areas, all points of sale, and all areas where sales proceeds are stored or transferred;
- A designated secure, limited-access area for all security equipment, accessible only by authorized and trained employees;
- Daily logs of all employee access to secure areas;
- Written emergency policies and procedures for securing all inventory and currency in the event of theft, diversion, or loss; and
- Monthly inspection and testing of all security and surveillance equipment, with any identified failures repaired or replaced within 24 hours

These are not voluntary best practices — they are state-mandated requirements, and the Division of Cannabis Control will not let us open unless these protocols are in place. We welcome any questions from the Board or local law enforcement regarding our security protocols.

CANNABIS DISPENSARIES IN MONTGOMERY COUNTY

As part of Ohio's 2023 Issue 2 Adult Use initiated statute, the Division of Cannabis Control was required to issue additional dispensary licenses, which were distributed in two phases. In Phase 1, licenses could be placed anywhere in Ohio provided local zoning was satisfied and no location was within one mile of another dispensary or prohibited facility. In Phase 2, DCC divided Ohio into districts and allocated a limited number of additional licenses to each based on Phase 1 activity. Montgomery County was designated District F and received three Phase 2 licenses. Certified received one of those three, and the remaining two have since been placed. No further dispensary licenses are available in Montgomery County.

This is the fourth location we have invested significant time, money, and effort into within Miami Township. Should this location not move forward, we have no choice but to look elsewhere in Montgomery County for a suitable site.

OUR COMMITMENT TO MIAMI TOWNSHIP

We see this as a long-term community partnership. We are committed to being a transparent, cooperative, and contributing member of the Miami Township community. We welcome the opportunity discuss how we can best align our operation with the Township's vision for responsible, sustainable growth.

Thank you sincerely for your time and consideration. We look forward to the opportunity to serve Miami Township.

Zach Weprin
President
Certified Cultivators
937-681-0238
zach@certifiedcultivators.com
www.certifiedcultivators.com





Below are questions relating to the rezoning request for Parcel K45 25815 0003, located at 8181 Springboro Pike to include Dual-Use Cannabis Dispensary as a permitted use:



To submit the survey, or if you have any questions, contact the Community Development Department at planning@miamitownship.com, 937-433-9969, or visit our office at 2700 Lyons Rd, Miamisburg OH, 45342

1. How do you anticipate your business being affected as a result of this use being approved? Please describe:

This approval should benefit our business. It will attract more customers for us that a dispensary should bring from other locations around the area.

COMMUNITY DEVELOPMENT

DIRECTOR ALEX CARLSON 2700 LYONS ROAD MIAMI TOWNSHIP, OHIO 45342

planning@miamitownship.com phone (937) 433-3426 fax (937) 433-8709 www.miamitownship.com

2. Do you anticipate an impact on safety in the surrounding area a result of this use being approved? If yes, please describe:

I do not see any safety impact because of this approval.

3. How do you anticipate this use affecting the overall character and image of the surrounding area as a result of the use being approved? Please describe:

As a small business owner, I totally support this. Adding a dispensary to this area should benefit most businesses around the area. I believe it will allow this area to be more diverse. This will be a positive change.

4. Is there anything you would like us to know that is not addressed in the above questions?

AS long as Ohio Senate Bill 56 does NOT pass, it will be good for business. Voters have approved this in 2023.

To submit the survey, or if you have any questions, contact the Community Development Department at planning@miamitownship.com, 937-433-9969, or visit our office at 2700 Lyons Rd, Miamisburg OH, 45342

COMMUNITY DEVELOPMENT

DIRECTOR CHRISTOPHER E. SNYDER 2700 LYONS ROAD MIAMI TOWNSHIP, OHIO 45342
planning@miamitownship.com phone (937) 433-3426 fax (937) 433-8709 www.miamitownship.com



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1. How do you anticipate your business being affected as a result of this use being approved? Please describe:

It could increase foot traffic somewhat, but likely won't change anything.

COMMUNITY DEVELOPMENT

DIRECTOR ALEX CARLSON 2700 LYONS ROAD MIAMI TOWNSHIP, OHIO 45342

planning@miamitownship.com phone (937) 433-3426 fax (937) 433-8709 www.miamitownship.com

2. Do you anticipate an impact on safety in the surrounding area a result of this use being approved? If yes, please describe:

None at all,

3. How do you anticipate this use affecting the overall character and image of the surrounding area as a result of the use being approved? Please describe:

None at all,

4. Is there anything you would like us to know that is not addressed in the above questions?

Nope!

To submit the survey, or if you have any questions, contact the Community Development Department at planning@miamitownship.com, 937-433-9969, or visit our office at 2700 Lyons Rd, Miamisburg OH, 45342

COMMUNITY DEVELOPMENT

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To submit the survey, or if you have any questions, contact the Community Development Department at planning@miamitownship.com, 937-433-9969, or visit our office at 2700 Lyons Rd, Miamisburg OH, 45342

1. How do you anticipate your business being affected as a result of this use being approved? Please describe:

Cannabis dispensary can discourage customer traffic (families with children) while noncontroversial retail use with a broader customer base can draw higher customer traffic. ~~Submitted by Hobby Lobby Stores, in~~ Submitted by Hobby Lobby Stores, in opposition to the use.

COMMUNITY DEVELOPMENT

DIRECTOR ALEX CARLSON 2700 LYONS ROAD MIAMI TOWNSHIP, OHIO 45342

planning@miamitownship.com phone (937) 433-3426 fax (937) 433-8709 www.miamitownship.com

DEVELOPMENT INFORMATION (Check box and fill out sections as applicable)

<input type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> NON-RESIDENTIAL	<input type="checkbox"/> MIXED USE OR BOTH
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RESIDENTIAL DEVELOPMENT

<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> MULTI FAMILY NUMBER OF (1) BEDROOM UNITS _____ NUMBER OF (2) BEDROOM UNITS _____ OTHER (SPECIFY) _____	TOTAL LAND AREA OF RESIDENTIAL ONLY (ACRES / SQ FT) TOTAL FLOOR AREA OF ENTIRE DEVELOPMENT (SQ FT) NUMBER OF DWELLING UNITS
AVERAGE SIZE OF DWELLING UNIT _____ BUILDING HEIGHT (SHOW ON PLANS) _____ DENSITY OF LAND ARE PER UNIT _____ SQ FT	BUILDING COVERAGE _____ % OPEN SPACE PER UNIT _____ % IMPERVIOUS SURFACE COVERAGE _____ %
NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) _____	

NON - RESIDENTIAL DEVELOPMENT

TOTAL AREA OF NON - RESIDENTIAL ONLY (ACRES / SQ FT) 1.322	TOTAL FLOOR AREA OF ENTIRE DEVELOPMENT (SQ FT) 5,441															
TOTAL FLOOR AREA BY USE <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Retail</td> <td style="width:20%; text-align: center;">5,441</td> <td style="width:20%; text-align: right;">SQ FT</td> </tr> <tr> <td>Parking/Sidewalks</td> <td style="text-align: center;">46,100</td> <td style="text-align: right;">SQ FT</td> </tr> <tr> <td>Greenspace</td> <td style="text-align: center;">3,500</td> <td style="text-align: right;">SQ FT</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____</td> <td style="text-align: right;">SQ FT</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____</td> <td style="text-align: right;">SQ FT</td> </tr> </table>	Retail	5,441	SQ FT	Parking/Sidewalks	46,100	SQ FT	Greenspace	3,500	SQ FT	_____	_____	SQ FT	_____	_____	SQ FT	TYPES OF USES (ALSO INDICATE ON DEVELOPMENT PLANS) _____ _____ _____ _____
Retail	5,441	SQ FT														
Parking/Sidewalks	46,100	SQ FT														
Greenspace	3,500	SQ FT														
_____	_____	SQ FT														
_____	_____	SQ FT														
BUILDING HEIGHT (SHOW ON PLANS) _____ BUILDING COVERAGE 9.88 % IMPERVIOUS SURFACE 83.75 %	NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) 84															

Development Plan Approval

The applicant shall prepare a definitive statement on how this Preliminary Plan will maintain compliance with each of these requirements. Please complete questions below or attach the necessary information and/or materials that show all necessary requirements are met.

<p>Describe here or attach your schedule of development for this portion of the project. The development must be substantially completed within the period of time specified.</p>	<p>We will work through Miami Township permitting, State permitting, and construction schedules. We anticipate this entire process to take 8-12 months to obtain a Certificate of Occupancy from Miami Township and Certificate of Operation from the Ohio Division of Cannabis Control.</p>
<p>What covenants, easements, or other provisions are provided in the planned development to protect the public health, safety, morals, and general welfare? (These may include such items as utility and drainage easements, homeowner's association rules, or landscape buffers and other design criteria. All easements, buffers, etc. must be shown clearly on the plan drawing.)</p>	<p>Please see attached Deed with a listing of the existing covenants and easements.</p>
<p>Traffic control signals must be provided without expense to Montgomery County when the County Engineer determines that such signals are required to prevent traffic hazards or congestion in adjacent streets. Please provide any comments.</p>	<p>We do not believe this is applicable to the property. The property has access to Prestige Place via Southland Pl. Prestige Pl has traffic control signals at either end of it.</p>
<p>The streets and driveways on the site of the proposed development must be adequate to serve the residents or occupants of the proposed development. How does your proposal meet this standard?</p>	<p>The existing streets and driveways are adequate to serve the use of the property. It provides ample parking and is easily accessed from Springboro Pike.</p>
<p>Adequate access roads, or entrance and exit drives, shall be provided and shall be so designed as to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys. How does your proposal meet this standard?</p>	<p>The property has two points of access: direct access from the west on Southland Pl and direct access from the shared drive with the shopping plaza to the south</p>
<p>The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses. How does your proposal meet this standard?</p>	<p>Based on our experience, there is more than enough parking spots that already serve this property to meet the needs of its use. We developed a former Frisch's property in Columbus for the same use and it has been perfect. Exterior lighting and appurtenant facilities will be updated as needed to serve the use.</p>
<p>Any part of a Planned Development not used for structures, parking and loading areas, or access ways, shall be landscaped, designated as permanent open space or otherwise improved. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	<p>Existing landscaping and green space will remain and be maintained.</p>
<p>When business or manufacturing structures or uses in a Planned Development District abut a Residential District, screening shall be provided as stated in the zoning resolution. Additional screening may be required to meet the other standards in this application.</p> <p>How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	<p>This property does not abut a residential district.</p>

**PDP-RZ
Application**

<p>A business or manufacturing structure in a Planned Development District cannot be located nearer than one hundred (100) feet to a residential building. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	<p>There are no residential buildings within 100 feet.</p>
<p>The Planned Development shall not jeopardize the public, health safety, morals or general public welfare. Provide a brief statement as to how the proposal fulfills this requirement and if it is your position that the present zoning is not related to the public health, safety, morals, or general public welfare, please set forth all the facts that would tend to support this position.</p>	<p>The dispensary will not adversely affect the Public's health, safety, morals or welfare. The premises will be kept clean and sanitary. Applicant takes pride in making sure its facility is clean and orderly. Loitering and consumption will be strictly prohibited on the property. These are DCC mandates and Applicants takes them very seriously. Applicant will have security personnel working during all hours of operation whose job is to ensure the premises are monitored and maintained accordingly. All products are required to be delivered to dispensaries in final, sealed packaging which eliminates any odor that is commonly associated with cannabis.</p>
<p>The site must be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the development. How does your proposal meet this standard?</p>	<p>The existing streets and driveways are adequate to serve the use of the property. It provides ample parking and is easily accessed from Springboro Pike.</p>

Other Considerations

<p>What is the relationship of the proposed use to adjacent properties and land uses?</p>	<p>The properties to the North and West at also B-4. The property to the South is PD=5. The property abuts Springboro Pike along its eastern side</p>
<p>The Planned Development must comply with Montgomery County storm water requirements. How does your proposal meet this requirement?</p>	<p>Adequate storm water drainage is already in place.</p>
<p>What provisions have been or will be made for the care and maintenance of common open space and/or recreational facilities? (Attach copies of any restrictive covenants to be recorded and also any proposed bylaws and articles of incorporation for entity responsible for common open space.)</p>	<p>N/A.</p>

Narrative of Request

Applicant wishes to put a Dual Use (Adult Use and Medical) Cannabis Dispensary at the site. This dispensary is licensed by the Ohio Division of Cannabis Control ("DCC") and is in conformance with all state mandated rules and regulations.

See attached narrative describing the operation.

Request to rezone parcel from existing B-4 District into a newly created SP-PUD Special Purpose Planned Development.

Applicant intends to submit a landscaping plan that shows how it will meet the Article 45-A requirements with a facade renovation application.

Application Checklist

Please confirm the following will be included with your submission by checking each corresponding box.

THE APPLICATION FEE AND OWNER SIGNATURES

- Cash or check made out to "Miami Township". See fee schedule for application fees.
- Form must be signed (and notarized) by **ALL** owners of property proposed for rezoning or modification. This means **ALL** individuals listed on the recorded deed.

REQUIRED SURVEY OF THE TRACT (EXISTING CONDITIONS)

Please provide all submitted plans in the following formats:

ONLINE APPLICATIONS:

- (1) To scale Full Resolution digital PDF

PAPER ONLY APPLICATIONS:

- (1) To scale (full size) printed set
- (1) 11x17 or 8.5x11 printed copy

A survey of the area to be rezoned or approved under a final development plan shall be prepared by a registered surveyor, engineer, or architect of the State of Ohio and be stamped or sealed with the endorsement of the person preparing the plans. The survey shall include the following:

- Changes necessary to the survey submitted with the preliminary plan. If no preliminary plan was filed, then a survey meeting the preliminary plan standards should be prepared.*

REQUIRED PLOT PLAN & DRAWINGS (PROPOSED FEATURES)

Please provide all submitted plans in the following formats:

ONLINE APPLICATIONS:

- (1) To scale Full Resolution digital PDF

PAPER ONLY APPLICATIONS:

- (1) To scale (full size) printed set
- (1) 11x17 or 8.5x11 printed copy

- A plot plan of the area to be rezoned or approved under a final development plan shall be prepared by a registered surveyor, engineer, or architect of the State of Ohio and be stamped or sealed with the endorsement of the person preparing the plans. Landscaping should be shown on a separate sheet, if it would otherwise obscure necessary information on the plot plan and will have to be stamped by a registered landscape architect upon submission for a zoning certificate. The plot plan/drawings shall include the following:
 - In the case of residential developments, the overall density proposed and the location of all proposed lots, dwellings units, etc. shall be shown on the plan and the total number of units listed on the plan.*
 - The location and arrangement of all proposed buildings, storage areas, refuse collection areas, fences, etc. Proposed use of each building should be shown on plan.*
 - The location and dimensions of all proposed and required setbacks for buildings and parking areas should be shown with a continuous line or similar marking.*
 - Location of all proposed parking areas, loading areas, walks, drives and paved areas of any kind. Proposed traffic circulation pattern should also be indicated for all commercial projects.*
 - Location of all proposed open spaces, parks, playgrounds or other recreational facilities and areas.*

**PDP-RZ
Application**

- The location, quantity, species, and size of all proposed landscaping.
- The location of all existing trees or other vegetation to be preserved. Indicate construction limits or other areas that will be kept and marked as off limits to equipment or other work.
- The percentage and location of all impervious surface areas.
- The percentage of building coverage.
- A color rendering or elevation drawing of all proposed buildings.
- Location, size, and height of any proposed signs (indicate if a variance from the resolution is requested), building signage should be shown on elevation drawings.
- Location, height, type, and coverage area of all proposed exterior lighting.
- Location of all proposed storm water detention or retention facilities.
- Numerical information, such as number of parking spaces, lot density, housing units, etc. should be shown in a table on the first page of drawings. Location and proposed dimension of any street landscaping buffers and stream or river buffers.
- Proposed front, rear, and side setbacks for all buildings and parking areas shall be indicated in a table and shown on the plan drawing.
- An indication by drawing of the stage or phase that the final development plan represents in relation to the overall preliminary plan.
- A title, date, scale, and north arrow must be provided on each drawing.
- The current plan version or revision date should also be clearly indicated on each plan sheet
- Any additional information desired by the applicant or requested by the Zoning Commission or Board of Trustees.

FINAL SET OF PLANS – AFTER APPROVAL

Once approved by the Zoning Commission and/or the Board of Trustees, the applicant will be required to provide (1) full scale-able copy of printed plans and (1) PDF of the same. This plan must reflect any required conditions, such as buffers, building restrictions, covenants, etc., that are required clearly on the plan sheet. This plan will be kept in the file as the approved plan and all items agreed to and approved by the Zoning Commission and/or Board of Trustees must be built and/or regulated as shown and approved by the Board of Trustees.

I, the undersigned, have read and understand all the above information and have provided all the necessary materials, forms, and information and believe them to be true to the best of my knowledge. I understand that my application will be considered and processed in accordance with the regulations set forth by the Miami Township Zoning Resolution. I understand that the materials provided within this document are subject to public record and will be considered in rendering a decision on this request. I further understand that additional information may be required by Miami Township Staff to further proceed with this hearing.



Applicant Signature

1/12/26

Date



Property Owner(s) Affidavit

Property and Applicant Information
8181 N SPRINGBORD PIKE
CERTIFIED CULTIVATORS 3 LLC
KEZONJE
937-239-1701
1/12/26

Property Owner(s) Affirmation - (Must be sworn to and signed in front of a notary.)

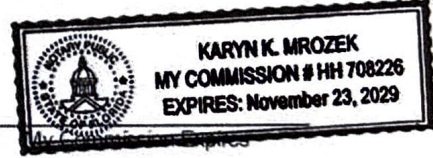
I (we), JON ADAMO NNNZEIT, LP
Printed Owner(s) Name

Hereby affirm that I am (we are) the owner(s) of one (1) of the above noted properties. I (we) understand that the above applicant has submitted an application regarding my(our) property that will be considered and processed in accordance with the regulations set forth by the Miami Township Zoning Resolution.

Owner #1 Signature, JON ADAMO, 1/6/26, Date
Owner #1 Mailing Address, Owner #1 Phone Number

State of FL County of ORANGE
Being duly sworn/affirmed, JONATHAN A. Adkins personally appeared before me and subscribed in my presence on this day, 6th JAN 20 26

Notary Public Signature



Owner #2 Signature (if applicable), Owner #2 Printed Name, Date, Owner #2 Mailing Address, Owner #2 Phone Number

State of County of
Being duly sworn/affirmed, personally appeared before me and subscribed in my presence on this day, 20

Notary Public Signature, My Commission Expires

January 12, 2026

Miami Township, Ohio
138 East Court Street, Room 801
Cincinnati, Ohio 45212

RE: 8181 N Springboro Pike
Dual Use Dispensary

Applicant wishes to put a Dual Use (Adult Use and Medical) Cannabis Dispensary at the site. The dispensary will be licensed by the Ohio Division of Cannabis Control (“DCC”) and will be in conformance with all state mandated rules and regulations set forth in the Ohio Revised Code and Ohio Administrative Code.

The proposed use of a cannabis dispensary falls in line with the other uses within the retail district. At its core, a dispensary is a retail operation like the other businesses in this district. The proposed dispensary will be designed to be harmonious with the existing character of the neighboring properties. Applicant will design the dispensary to blend in seamlessly with the neighborhood and aim to complement the surrounding properties without changing the district’s character.

The dispensary will not adversely affect the use of adjacent properties. Applicant has SOPs in place to ensure the dispensary is run in a safe, consistent and efficient manner. Applicant respects the rights and interests of neighboring property owners and will work to mitigate any adverse impacts should they arise during operation.

The dispensary will not adversely affect the health, safety, morals or welfare of area. The premises will be kept clean and sanitary. Applicant takes pride in making sure its facility is clean and orderly. Loitering and consumption will be strictly prohibited on the property. These are DCC mandates and Applicants takes them very seriously. Applicant will have security personnel working during all hours of operation whose job is to ensure the premises are monitored and maintained accordingly. Additionally, Applicant will have a 3rd party security company monitor the cameras overnight to ensure the premises are safe and secure.

All products are required to be delivered to dispensaries in final, sealed packaging which eliminates any odor that is commonly associated with cannabis.

With respect to traffic flow, the location is uniquely positioned to have easy access to both Springboro Pike and Prestige Place. This will allow customers to come and go without accessing neighboring properties.

The activities at the location will be the retail sale of adult use and medical cannabis. The business will hire approximately 30 employees and proposes to operate 9am-9pm, 7 days a week. The business anticipates taking in 5-6 deliveries from wholesalers daily. All cannabis deliveries will take place in a secure delivery bay (fenced in area) that has access control security and is under 24/7 video surveillance.

Ohio cannabis businesses are not run like a tobacco/vape store where individuals (of any age) can freely come and go. **There is a zero-tolerance policy for onsite consumption. There is no loitering on the property. Applicant will have staffing necessary to make sure these are strictly enforced.**

Cannabis operators have an ongoing duty to prevent access to minors. DCC and cannabis operators take this duty very seriously and prohibit any activities, products and advertisements that can be attractive to minors.

The dispensary will be adequately served by roads, public utilities and services. The dispensary will be ADA accessible. Where necessary and required through the permit process, Applicant will upgrade/install police and fire protection, storm water facilities, water and sanitary sewer systems.

Applicant will not impose a traffic impact upon the public right of way significantly different from that anticipated from permitted uses of the area. Applicant's operational hours and access points are optimal to minimize congestion and ensure appropriate traffic pattern flow.

Applicant will work with the Township to minimize any potential lighting impact its parking lot or facility lighting may impose on neighboring properties while still balancing the lighting needs to ensure a safe and efficient business.

Applicant understands the concerns that come with a dispensary and has a security plan to provide a safe and secure environment to consumers, employees, vendors, visitors, and neighboring properties. Applicant will install a commercial grade security system with restricted access (swipe card) on all doors. The camera system must (DCC requirement) have a clear view of all interior and exterior parts of the dispensary. The camera system is live 24/7/365 and records all movement.

Applicant's security protocols provide a safe and efficient flow through the dispensary from the waiting area to the dispensing area. Customers/Patients will need to check in with the appropriate identification before they are escorted into the dispensing area where they may make a purchase. Customers will be provided all courtesies when on the premises, but once a sale is completed, they will be encouraged to leave.

Applicant takes seriously the responsibility to implement an inventory control system (ICS) which protects consumers and patients by providing safe, quality and consistent products. We respect the trust provided in us by our fellow citizens by rigorously observing and enforcing the laws and regulations of this State.

The DCC set forth strict regulatory requirements and policies that all cannabis business must follow in order to remain compliant. Applicant has standard operating procedures ("SOPs") it has developed and follows to operate its dispensary. The SOPs are reviewed and approved by DCC and cover, inter alia:

- Compliance and Regulatory Procedures
- Security Procedures
 - Access Control

- Security and Surveillance
 - Alarm Systems
- Inventory Management
 - All inventory has a serial number assigned to it and is logged in an inventory tracking compliance software called <https://www.metro.com/>
 - All cannabis inventory is tracked in this software and DCC can see it all in real time
 - Licensees are required to update their inventory in real time
 - DCC can come to any facility at any time and audit inventory
- Customer Service
 - Age Verification
 - Adult Use customers must be 21+ to enter
- Employee Training and Conduct Expectations
- Product Handling and Quality Control
- Prevent and Deter Diversion
- Clean and Sanitary Operations

The proposed dispensary aligns with the surrounding uses, ensures smooth traffic circulation, mitigates odor, ensures safety and complies with zoning regulations. It will enhance the community by providing 30 new jobs and bring an increase in tax revenue to Miami Township.

The dispensary aligns with the Township's goals of promoting commercial activity, providing essential goods and services to the community, and enhancing the overall quality of life for residents. The dispensary will be responsibly developed and operated to be a great partner with Miami Township.

Regards,

Scott Miller
General Counsel
Certified Cultivators

EXHIBIT A: DEVELOPMENT STANDARDS

ZONING CASE #XXX-26

Certified Cultivators Planned Development

In addition to the provisions of Article 31 and any restrictions or requirements of the approved preliminary and final development plans and associated approved modifications, the following regulations shall govern the “SP-PUD” District established under Zoning Case #XXX-26, such uses being approved and/or modified by the Miami Township Board of Trustees on the following date(s):

February 10, 2026

Purpose

The intention of the Certified Cultivators Planned Development is to accommodate a dual-use cannabis dispensary, along with other typical commercial land uses. This rezoning into a planned development provides for the coordinated development of the land including parking and landscaping solutions.

Permitted Uses

1. All land uses permitted within the B-3 Business Zoning District as approved in Section 19.17 of the Miami Township Zoning Resolution.
2. Cannabis Dispensary

Accessory Uses

1. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use.

Prohibited Uses

1. No raw materials shall be processed into any products, including metal of any kind, glass, plastic, textiles, leather, petroleum or paper.
2. Open storage of (but not limited to): junk, refuse, miscellaneous discarded items, inoperative items, inoperative or unlicensed motor vehicles or recreational equipment, or inoperative appliances.
3. Adult entertainment facilities as described under Article 19, Section 19.22.
4. Telecommunication towers.
5. Billboards or outdoor advertising signs.
6. Any use not listed as a permitted use.

Required Conditions

1. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provisions of Article 44.

2. No emission of toxic or noxious matter, which is injurious to human health, comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the industry involved shall be taken.
3. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Montgomery County Combined Health District. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means.
4. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
5. There will be no vibrations which can be detected without the use of instruments at or beyond the lot lines.
6. Any operation that produces intense glare or heat shall be performed within a completely enclosed building or structure and exposed sources of light shall be screened so as not to be detectable at the lot line.
7. No commercial vehicle over one (1) ton rated capacity and more than seven (7) feet in height may be parked on the lot, except for commercial vehicles making service calls or delivering to or from a subject property.

Signage

1. **Free-Standing Sign**
 - a. One free-standing sign shall be permitted. Free-standing signage shall meet requirements of Article 41, Section 4106 of the Miami Township Zoning Resolution.
 - b. No electronic signage is permitted.
2. **Wall Signage**
 - a. Building signage shall meet requirements of Article 41, Section 4106 of the Miami Township Zoning Resolution.
3. **Temporary signage**
 - a. Any temporary signage shall meet requirements of Article 41, Section 4106 of the Miami Township Zoning Resolution.

Landscaping

Any Final Development Plan or Façade Renovation will include a landscaping plan for approval by the Zoning Commission. The developer's landscaping plan will follow the general landscaping standards and overall intent of Article 45-A but may be modified by the Zoning Commission to accommodate specific uses.

The Zoning Commission shall be able to modify standards pertaining to buffer requirements and overall tree counts when dealing with evergreen trees and screening if the intent of the overall tree number is met.

Lighting

1. Exterior lighting shall be LED, fully shielded, and generally directed towards the ground.
2. Lighting on the site shall meet the standards of Article 7.

Site and Building Design

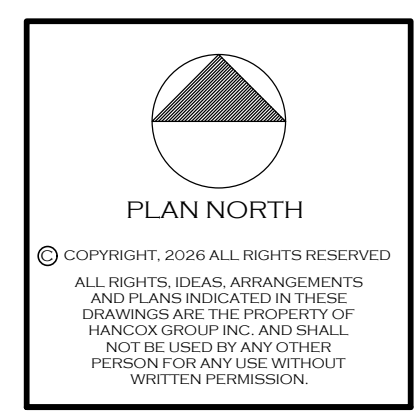
1. The site shall follow the site and building design standards of Article 7

General Development Standards

1. The site shall meet all Montgomery County and Miami Township storm water requirements as applicable at the time of development.

Article References

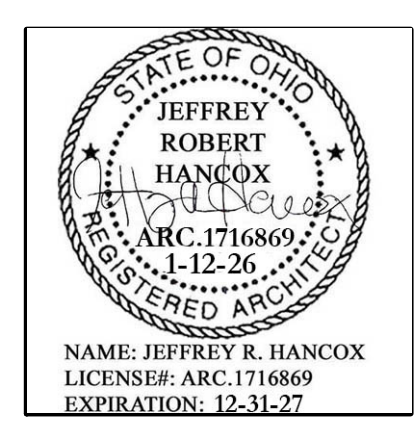
1. All article references refer to the Miami Township Zoning Resolution unless otherwise noted and shall refer to the specific article referenced or as amended within the Miami Township Zoning Resolution.



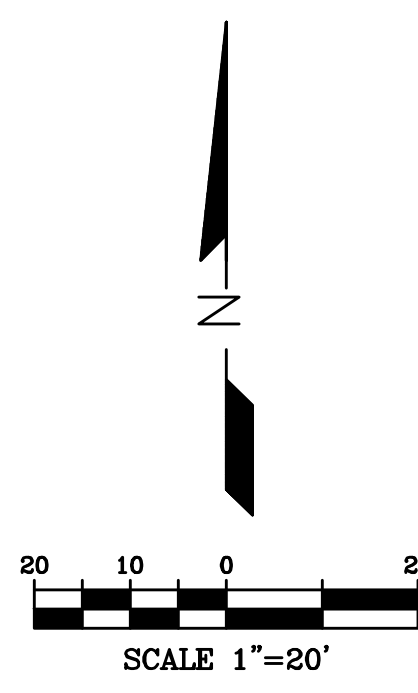
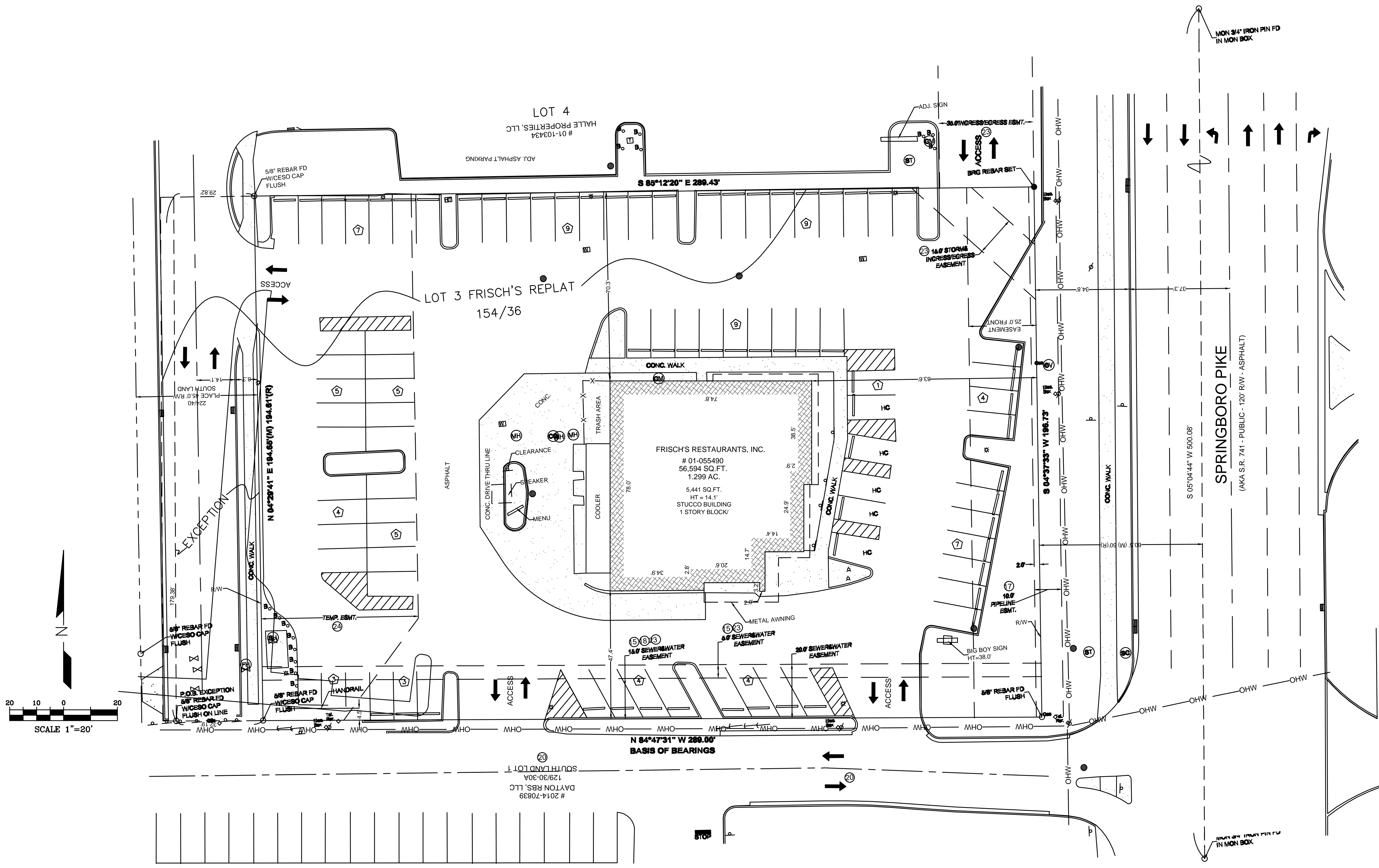
DATE	DESCRIPTION
03-04-25	MAJOR SUBMIT.
08-22-25	BID SET
09-16-25	PERMIT SUBMIT.
12-26-25	PERMIT REVISION

TITLE:
 SITE & PARKING PLAN

SHEET NO.
 SCALE: 1" = 20'-0"
A.03



NAME: JEFFREY R. HANCOX
 LICENSE#: ARC-1716869
 EXPIRATION: 12-31-27



SITE PLAN
 SCALE: 1" = 20'-0"

From: [Burleson, Zach](#)
To: [McConnell, Max](#)
Subject: Fw: ZC 468-26 Certified Cultivators
Date: Wednesday, February 25, 2026 8:51:19 AM
Attachments: [Outlook-3sstga11.png](#)

FYI - PD Comments

From: Nielsen, Adam <ANIelsen@miamitownship.com>
Sent: Wednesday, February 18, 2026 12:45 PM
To: Burleson, Zach <zburleson@miamitownship.com>
Subject: Re: ZC 468-26 Certified Cultivators

No comments from PD on this one, Zach.

Thank you,

Adam Nielsen
Chief of Police
Miami Township Police Department
2660 Lyons Road, Miami Township, Ohio 45342
anielsen@miamitownship.com
P: 937-433-2301
F: 937-433-5457



From: Burleson, Zach <zburleson@miamitownship.com>
Sent: Wednesday, February 18, 2026 9:40 AM
To: Nielsen, Adam <ANIelsen@miamitownship.com>
Subject: ZC 468-26 Certified Cultivators

Hello,

Would you be able to provide any comments PD might have on the above ZC case, which is a rezoning of 8181 Springboro Pike to allow a Dual-Use Cannabis Dispensary use. I have attached the application for your review. I would appreciate if you could provide comments by March 1st.

Thank you,

Zach Burleson

Planner | Community Development

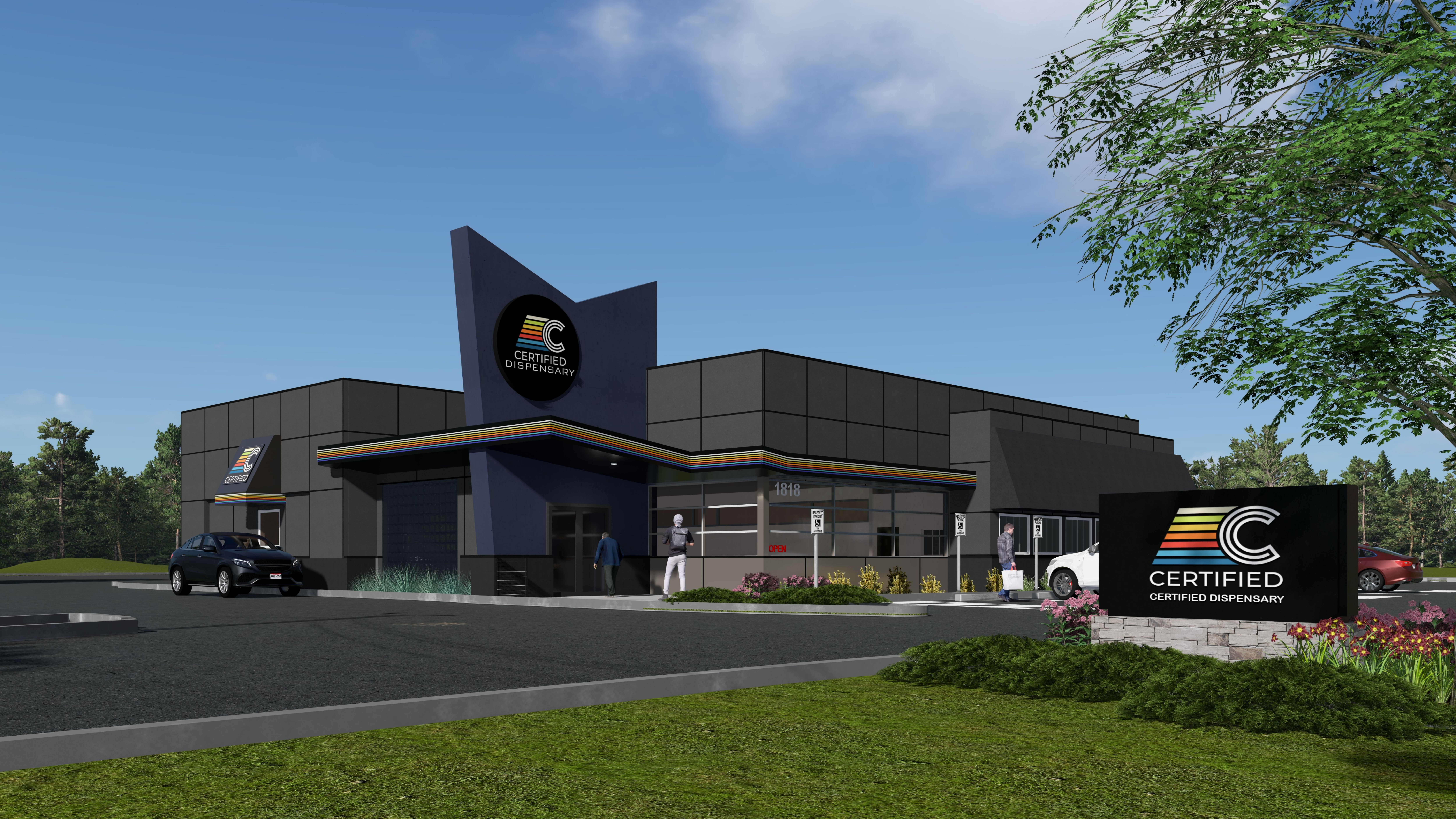
MIAMI TOWNSHIP

Montgomery County, Ohio

2700 Lyons Road, Miami Township, Ohio 45342

www.miamitownship.com zburleson@miamitownship.com

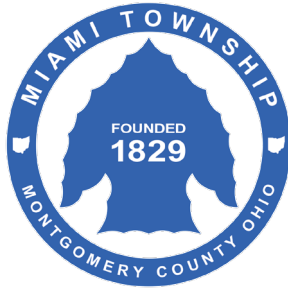
P: 937.433.9969 | F: 937.433.8709 | @miamitownship | facebook.com/miamitownship



1818

OPEN





Below are questions relating to the rezoning request for Parcel K45 25815 0003, located at 8181 Springboro Pike to include Dual-Use Cannabis Dispensary as a permitted use:



To submit the survey, or if you have any questions, contact the Community Development Department at planning@miamitownship.com, 937-433-9969, or visit our office at 2700 Lyons Rd, Miamisburg OH, 45342

1. How do you anticipate your business being affected as a result of this use being approved? Please describe:

COMMUNITY DEVELOPMENT

DIRECTOR ALEX CARLSON 2700 LYONS ROAD MIAMI TOWNSHIP, OHIO 45342

planning@miamitownship.com phone (937) 433-3426 fax (937) 433-8709 www.miamitownship.com

2. Do you anticipate an impact on safety in the surrounding area a result of this use being approved? If yes, please describe:

3. How do you anticipate this use affecting the overall character and image of the surrounding area as a result of the use being approved? Please describe:

4. Is there anything you would like us to know that is not addressed in the above questions?

To submit the survey, or if you have any questions, contact the Community Development Department at planning@miamitownship.com, 937-433-9969, or visit our office at 2700 Lyons Rd, Miamisburg OH, 45342

COMMUNITY DEVELOPMENT

Name	Owner Address
Hardee's	1850 TOSSING MANE CT, DAYTON, OH 45458
Furniture Fair	7200 DIXIE HWY, FAIRFIELD, OH 45014
Discount Tire	20225 N SCOTTSDALE RD, SCOTTSDALE, AZ 85255 3231
Double Tree Suites	300 PRESTIGE PL, MIAMISBURG, OH 45342
Euro Sunfresh Market	1975 HEMPSTEAD TPKE STE 309, EAST MEADOW, NY 11554
Dollar Tree	1975 HEMPSTEAD TPKE STE 309, EAST MEADOW, NY 11554
Once Upon a Child	1975 HEMPSTEAD TPKE STE 309, EAST MEADOW, NY 11554
Plato's Closet	1975 HEMPSTEAD TPKE STE 309, EAST MEADOW, NY 11554
Get Air	1975 HEMPSTEAD TPKE STE 309, EAST MEADOW, NY 11554
Hobby Lobby	1975 HEMPSTEAD TPKE STE 309, EAST MEADOW, NY 11554
Valvoline	P O BOX 55630, LEXINGTON, KY 40555
Chibuike Obioha	1010 WOODMAN DR, DAYTON, OH 45432
Red Lobster	591 REDWOOD HWY, MILL VALLEY, CA 94941
Mall Shoppes	14502 N DALE MABRY STE 299, TAMPA, FL 33618

Address	Parcel ID
8209 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0002
8245 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0001
8141 N Springboro Pike, Miamisburg, OH 45342	K45 25815 0004
300 Prestige Pl, Miamisburg, OH 45342	K45 25815 0017
8267 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0003
8267 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0003
8317 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0003
8319 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0003
8341 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0003
8361 N Springboro Pike, Miamisburg, OH 45342	K45 25812 0003
8220 N Springboro Pike, Miamisburg, OH 45342	K45 02604 0234
8210 N Springboro Pike, Miamisburg, OH 453423705	K45 02604 0143
8200 N Springboro Pike, Miamisburg, OH 45342	K45 02604 0074
	K45 02604 0128



NOTICE OF PUBLIC HEARING

Notice is hereby given that on **Tuesday, March 10, 2026, at 6:00 p.m.** or thereafter at the Miami Township Government Center, 2700 Lyons Road, Miami Township, a public hearing will be held by the **Miami Township Zoning Commission** for the purpose of hearing the following case(s):

ZC 468-26 RZ Certified Cultivators (Continued from 2/10/2026) - A request has been made by **Scott Miller / Certified Cultivators LLC** – 1654 Springfield St, Dayton, OH 45403 for rezoning of a 1.32 acres parcel from “B-4” Business to a newly created “SP-PUD” Special Purpose Planned Development at 8181 N Springboro Pike. This request is to establish permitted uses and development standards in a newly created SP-PUD for the future development of the property as a Dual Use Cannabis Dispensary. The area to be rezoned is parcel K45 25815 0003, 8181 N Springboro Pike, Miamisburg, OH 45342.

ZC 413-13 FDP February 2026 – A request has been made by Chris Balash, 3700 Park 42 Dr Suite 190B, Cincinnati, OH 45241 – on behalf of Dayton Christian School. The request is to approve a final development plan for a new sports stadium facility on the Dayton Christian campus. The property is located on parcel K45 02603 0005.

At the conclusion of the public hearing, the application, all pertinent records, and the Zoning Commission recommendation shall be forwarded to the **Miami Township Board of Trustees** for final public hearing on **Tuesday, April 7, at 6:00 PM** at the Miami Township Government Center, 2700 Lyons Road, Miami Township.

The application and pertinent materials are available for viewing at the Miami Township Government Center, Monday-Friday between 8AM-4:30PM. Please email mmcconnell@miamitownship.com with any questions on the case.

Max McConnell
Senior Planner, Community Development Department

COMMUNITY DEVELOPMENT

DIRECTOR ALEX CARLSON 2700 LYONS ROAD MIAMI TOWNSHIP, OHIO 45342

planning@miamitownship.com phone (937) 433-3426 fax (937) 433-8709 www.miamitownship.com