



BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING AGENDA

Thursday, October 24, 2024 – 7:30 P.M.

MEETING ROOM, 8735 S. SECOND ST., BRANDT, TIPP CITY, OHIO

1. Introduction of the Commission and Staff

Members: John Berbach, Josh Wilkerson-Bienick, Jerry Hirt, Michelle Swank, Ron Corbett

Alternates: Jess Underwood, Lorna Furderer

Staff: Marty Caskey, Planning and Zoning

2. Review of Commission procedure for audience members

3. Cases

Case: ZA-04-2024: A request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, to rezone two adjoining parcels located at 6585 US 40 E (Brandt), Tipp City, OH 45371, from B-1 to R-1AAA for the purpose of selling said parcels for residential use. The parcels have been in residential use for decades; however, for a sale as a residence, the parcels must be rezoned R-1AAA. Rezoning contingent on Board of Zoning Appeals approval of all variances requested (V-02 to 09-2024). Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage).

4. Approval of Minutes: May minutes have not been provided

5. Public Comments

6. Staff Comments

7. Zoning Commission Comments

8. Adjourn meeting

TO: Bethel Township Zoning Commission **PREPARED BY:** Marty Caskey, Seasonal Zoning Worker

SUBJECT: Zoning Amendment Case ZA-04-24

Case: ZA-04-24: Case: ZA-04-2024: A request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, to rezone two adjoining parcels located at 6585 US 40 E (Brandt), Tipp City, OH 45371, from B-1 to R-1AAA for the purpose of selling said parcels for residential use. The parcels have been in residential use for decades; however, for a sale as a residence, the parcels must be rezoned R-1AAA. Rezoning contingent on Board of Zoning Appeals approval of all variances requested. Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage).

AGENDA: October 24, 2024 7:30 p.m.

GENERAL INFORMATION:

Applicant/Property Owner: Allan and Cassandra Rea

Property Address: 6585 US 40 E (Brandt), Tipp City, OH 45371

Current Zoning: B-1 – Business

Location: Two parcels on north side of US 40 between 4th St. and 5th St. in Brandt

Existing Land Use: Residential

Bethel Land Use Plan: Rural Settlement

Surrounding Land Use	North	A-1 Domestic Agriculture/R-1AAA Residential
	South	R-1 Residential
	East	R-1 Residential
	West	B-1 Highway Business

Road Frontage: 50' each parcel.

Exhibits: A – Bethel Township Zoning Map
B – GIS Aerial Vicinity Map

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: N/A (water and sewer)

County Planning Department: Approved

Bethel Township Zoning Commission:

RECOMMENDATION:

This request occurs in a planning area designated as Rural Settlement. The rezoning will fit with the existing neighborhood. Staff recommends approval.

Bethel Township Zoning Map – Exhibit A

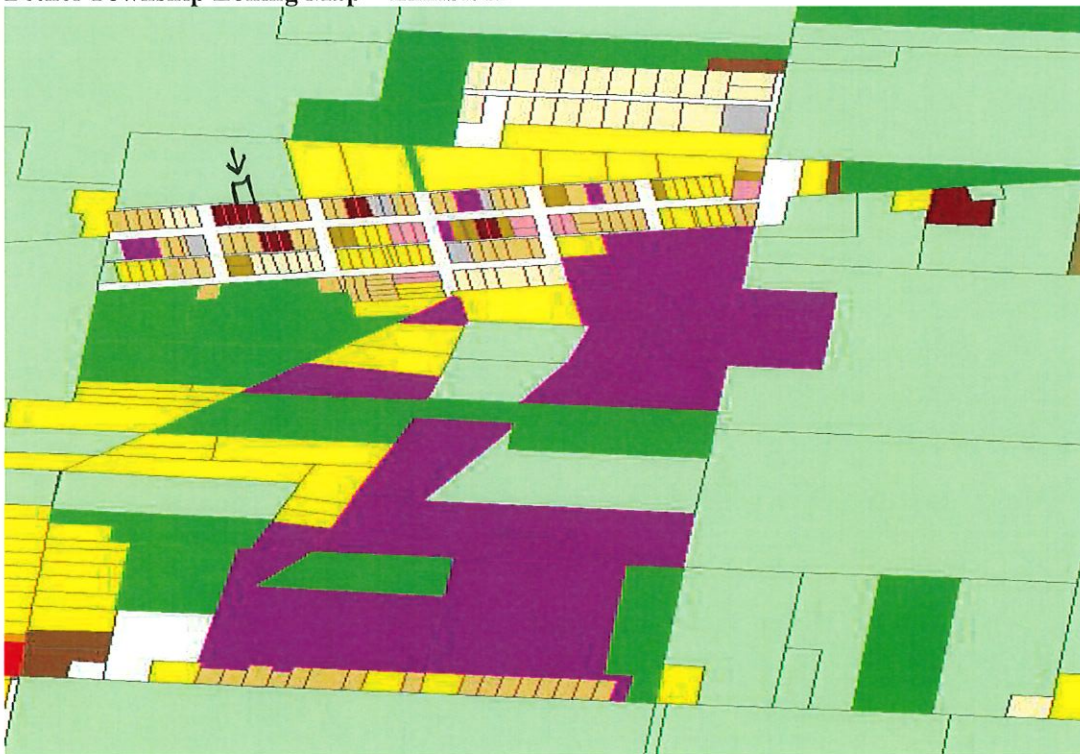


Exhibit B – GIS Aerial Vicinity Map





Attachment A



MIAMI COUNTY DEPARTMENT OF DEVELOPMENT

Serving Miami, Darke, Mercer, Shelby, & Auglaize Counties

Kelly Fackel
Director

TO: Bethel Township Trustees
Zoning Commission Members

FROM: Jackson Bennett, Planner 1

DATE: October 17, 2024

SUBJECT: Miami County Planning Commission Recommendation

Please be advised that the Miami County Planning Commission took the following cases under consideration during their meeting on the 15th of October.

Bethel Township Trustees, 6585 US 40 E, Tipp City, Ohio 45371 (Parcel A01-086035 & Parcel A01-086034), Tipp City, Ohio 45344 as per Bethel Township Amendment #04-24. To: rezone two 0.23-acre tracts from B-1, Highway Business to R-1AAA, Single Family Residential. For the following tracts of land: being 0.23 acres located at 6585 US 40 E, Tipp City, Ohio, Section 14, Town 2, Range 9.

The Planning Commission unanimously recommended approval of these applications.

If you have any questions or concerns, please feel free to contact me at 937-440-8123.

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