



BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS AGENDA

THURSDAY, SEPTEMBER 25TH, 2025 – 6:30 P.M.

TOWNSHIP MEETING ROOM, 8735 S. SECOND STREET, BRANDT, TIPP CITY, OHIO

1: Board and Township Staff Introductions

Board members: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes

Alternates: Pete Mannheim, Jim Leskovich

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

TABLED CASES:

Case: CU-04-25: A request from JC Snediker, of 6165 State Route 201, Tipp City, OH 45371 for a Conditional Use to hold events in an existing 3-story bank barn. This is a 23.25 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-059130

NEW CASES:

Case: CU-07-25: A request from Burkhan Holding Inc. for a Conditional Use for an Agricultural Business located at 7195 Singer Rd, Dayton, OH 45424. This is a 10 acre parcel zoned A-1 Domestic Agriculture. Miami County Parcel ID# A01-017200

Case: CU-08-25: A request from Bryan and Kelly Casto for a Conditional Use for a Secondary Single-Family Dwelling located at 6433 Scarff Rd, New Carlisle, OH 45344. This is a 12.06 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-024942

3: Old Business

August meeting minutes

4: Other

Communications and Reports

Board of Zoning Appeals Comments

Adjournment

BZA Case CU-04-25

Case: CU-04-25: A request from JC Snediker, of 6165 State Route 201, Tipp City, OH 45371 for a Conditional Use to hold events in an existing 3-story bank barn. This is a 23.25 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-059130

GENERAL INFORMATION:

Applicant/Property Owner: JC Snediker

Property Address: 6165 State Route 201, Tipp City, OH 45371

Current Zoning: A-2 General Agriculture District

Location: 3rd parcel south of State Route 571 on the east side of State Route 201

Existing Land Use: Residential

Bethel Land Use Plan: Rural

Surrounding Land Use

North	R-1AAA-Single Family Residential
South	A-2 General Agriculture District
East	A-2 General Agriculture District
West	A-2 General Agriculture District

Road Frontage: 776'

Exhibits:

A – Bethel Township Zoning Map
B – GIS Aerial Vicinity Map
C – Street View
D- Application

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: N/A

County Planning Department: N/A

Bethel Township Zoning Commission: N/A

Other: The Conditional Use has been requested twice previously; CU-02-17 was denied 3-1 and CU-01-20 was denied 2-2. Concerns at the time were mostly related to noise and effects on the surrounding neighbors.

Bethel Township Zoning Map – Exhibit A

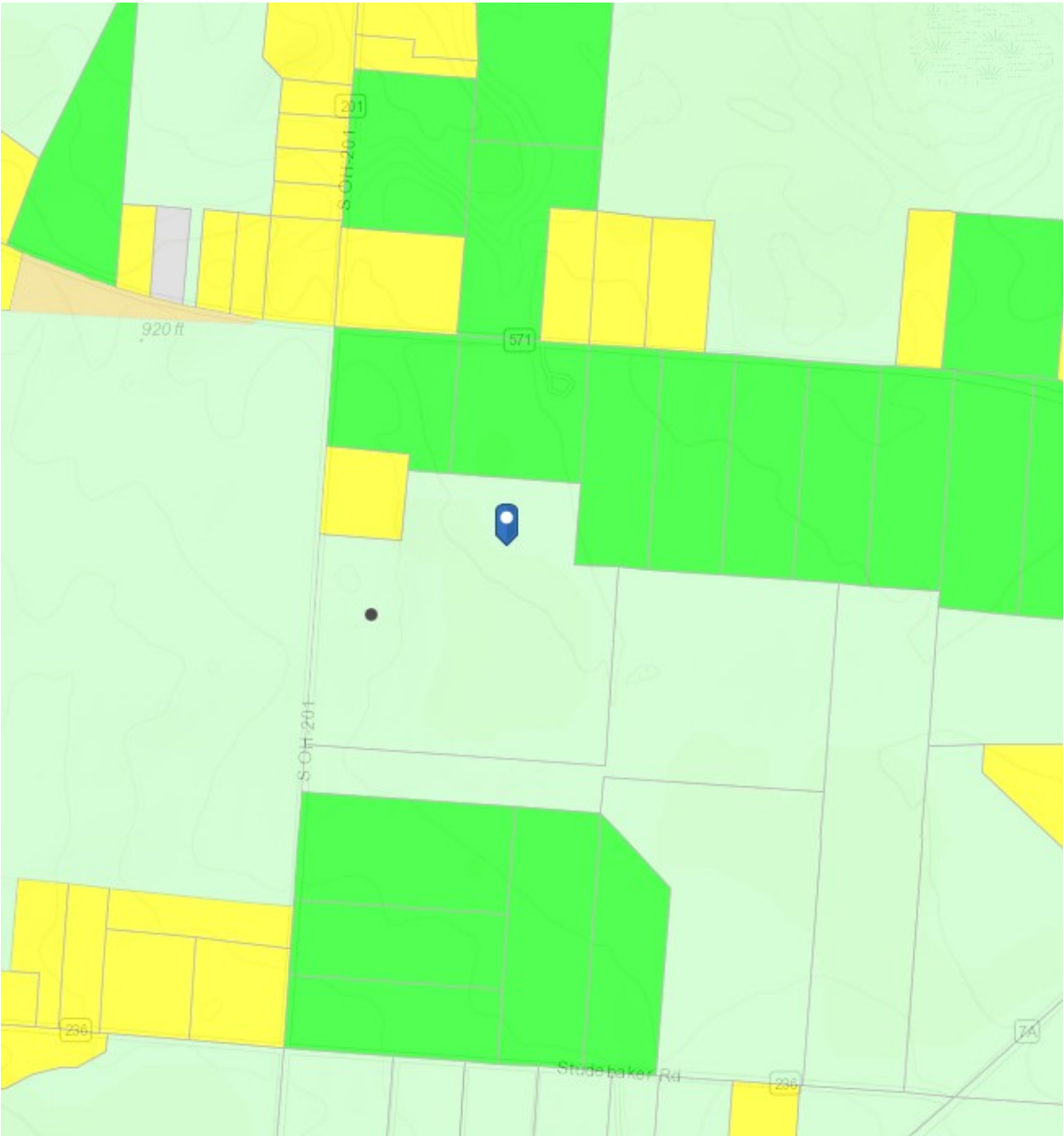


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View





Exhibit D – Application



BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR A CONDITIONAL USE App. No.: CU-04-25

SECTION I: PROPERTY INFORMATION

Property Address: 6165 State Route 201 Tipp City Ohio 45371	Acreage: 23.248
Section: Town: Range:	Parcel: A01-059130
Subdivision Name and Lot No.:	Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Jc Snediker	Phone: 740-707-2789
Address: 6165 State Route 201 City, State: Tipp City, Ohio	Zip Code: 45371
Property Owner:	Phone:
Address: City, State:	Zip Code:
Contractor Name:	Phone:
Address: City, State:	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: private assembly, meeting facility, or accessory event use

EXISTING USE OF PROPERTY: Private Residence with a multi-story barn used for personal storage

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

The applicant requests approval to use the existing 3-story bank barn for occasional private events, including meetings, retreats, and family gatherings, with no

more than 150 invited guests per event. Activities will end by 11 pm., with all private parking contained on-site. No outdoor amplified sound will be used.

Restroom facilities and trash service will be provided via trash receptacles and portable restroom trailers with flushable toilets and running water. ADA-accessible units will be available when needed. Trailers will be discreetly placed and professionally serviced. The proposed use will not alter the barn structure or impact neighboring properties.

Contractor/Applicant

Date

Mr. Jc Snediker

Owner

Date

SECTION IV: SKETCH OF PROPERTY/PROJECT

ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

Attach a plan for the proposed uses showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas.

A sketch is attached showing the following:

- Barn Location (yellow)
- Guest parking area (Purple box)
- Driveway access (Green line)
- portable restroom trailer location and refuse area (blue)
- approximate property boundaries (red line)

Continued on Next Page:
ATTACH SKETCH OF PROPERTY AND/OR PROJECT (CONTINUED):



BZA Case CU-07-25

Case: CU-07-25 A request from Burkhan Holding Inc. for a Conditional Use for an Agricultural Business located at 7195 Singer Rd, Dayton, OH 45424. This is a 10 acre parcel zoned A-1 Domestic Agriculture. Miami County Parcel ID# A01-017200

GENERAL INFORMATION:

Applicant/Property Owner:	Burkhan Holding Inc.		
Property Address:	7195 Singer Rd, Dayton, OH 45424		
Current Zoning:	A-1 Domestic Agriculture		
Location:	25 th parcel east of State Route 201 on the north side of Singer Rd		
Existing Land Use:	Residential/Agricultural		
Bethel Land Use Plan:	Traditional Neighborhood		
Surrounding Land Use	North	A-2 General Agriculture	
	South	A-2 General Agriculture	
	East	A-2 General Agriculture	
	West	A-2 General Agriculture	
Road Frontage:	330'		

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*
- E-Site/Business Plan*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Bethel Township Zoning Commission:	N/A

Prior Zoning Cases: There was a Zoning Certificate issued in 2023 for a sign on the property

Bethel Township Zoning Map – Exhibit A



Exhibit B – GIS Aerial Vicinity Map





Exhibit C – Street View



Exhibit D-Application



BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
8735 SOUTH SECOND STREET - BRANDT, TIPP CITY, OHIO 45371
PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR A CONDITIONAL USE App. No.: CU- 07-25

SECTION I: PROPERTY INFORMATION

Property Address: 7195 Singer RD	Acreage: 10
Section: Town: Bethel Township Range:	Parcel: A-1-01200
Subdivision Name and Lot No.:	Zoning District: A-1

SECTION II: APPLICANT INFORMATION

Applicant Name: Zeynali Burkhanov	Phone: (937) 581-7922
Address: 7124 Bluestream Dr City, State: Tipp city, OH	Zip Code: 45371
Property Owner: Mavud Burkhanov	Phone: (937) 554-9357
Address: 7124 Bluestream Dr City, State: Tipp city, OH	Zip Code: 45371
Contractor Name: N/A	Phone:
Address:	City, State:
	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Butcher Shop

EXISTING USE OF PROPERTY: Animal Husbandry

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

Contractor/Applicant

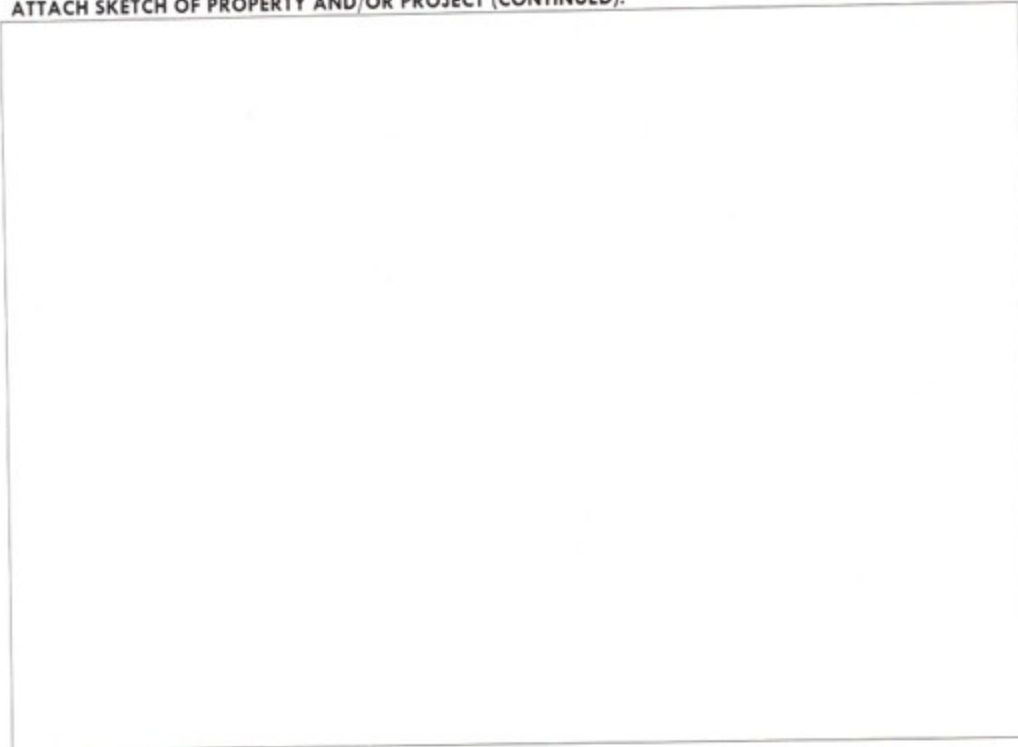
Date

Owner

Date

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ATTACH SKETCH OF PROPERTY AND/OR PROJECT (CONTINUED):



SECTION V: MISCELLANEOUS INFORMATION FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT

BLDG. STORIES:	1	PARKING SPACES:	20-30	BLDG. SQ. FT.:
BLDG. HEIGHT:	15 ft	TRUCK DOCKS:	1	2500 sq ft

SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)

PRIMARY ROAD FRONTAGE:	SECONDARY ROAD FRONTAGE:	LOT SIZE: 3 acre
FRONT YARD:	REAR YARD: N/A	SIDE YARD:
BUILDING HEIGHT:	BUILDING WIDTH: 50 ft	
FIRST FLOOR AREA:	SECOND FLOOR AREA: N/A	
TOTAL FLOOR AREA:	FINISHED BASEMENT? YES OR NO	
LOT WIDTH: 10000 sq ft	LOT DEPTH:	
ESTIMATED COST OF CONSTRUCTION: 40000		

SECTION VII: ADMINISTRATIVE ACTION

REVIEWED BY:	FEE:
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	

LEADERSHIP

As the founder and owner of Z & G Market, Zeynali Burkhanov and the family will be responsible for the general management of the company. Our whole family will be responsible for managing and overseeing every aspect of the business, including the sales, marketing and customer service.

Zeynali has been in Butchery industry for more than 10 years. He has previously worked as a private butcher for our friends and family. In addition to cutting and handling meat, Zeynali also worked as a customer service representative. Zeynali now has a big line of friends and family along with a big community, that he is a part of, who are ready be his life long customers for his new business.

PRODUCT OFFERING

“Z & G Market” is a local service meat and poultry market. The store will carry eggs, smoked and fresh meat cut. Additionally, Z &G Market will provide custom cuts, offer to season any meat, accept special orders, and have multiple recipes for every cut. Meats such as beef, lamb and poultry will account for 90% of our revenue. The remaining 10% will consist of seasonings, charcoal and accessories. We plan to open for business before the end of 2025.

Z & G Market will freshly cut beef and lamb on a daily basis. We will use only thick quality freezer paper to ensure protection from freezer burn. Z & G Market will also provide vacuum packaging upon request. When needed by a customer, we will custom cut any piece of meat, any size, at any time.

MARKET

In 2024, Americans spent a record \$104.6 billion on meat, according to Capital Press. The meat industry has a year-round demand, which is heightened by holidays. Although the meat industry has seen changes in the types of meats purchased in recent years due to the downturn in the economy, Americans have continued to consume meat products. While the large grocery store chains focus their attention on production and profits, Z & G Market will focus on customers' satisfaction. Z & G Market will be able to cater to local consumers of all incomes, which will broaden our range of consumers; we will accept cash, credit.

COMPETITION

Our direct competitors will be major grocery store chains in the area, such as Wal-Mart, Meijers and Kroger. These stores focus on mass production of meats. Being a small neighborhood operation will allow us to establish ourselves with those within the community. Our potential to raise our own cattle and the capability to butcher on demand, will allow for best and fresh meat. Z & G Market will have the first mover advantage that will allow us to create and establish a foundation of loyal customers, which would make it difficult for another small meat market to follow and retain the same customers.

MARKETING STRATEGY

Price

Z & G Market will use a 55% mark up on most beef, lamb and poultry products. Our final price per pound will be determined by our cost set by our expenses spent on raising the livestock which will cut off the middle man and allow for better prices for customers. This will aid us in building bigger and stronger bonds with our current and new customers. We expect an average cost of \$18 per pound for steaks and \$1.85 per pound for whole chicken. Our special breed chickens, like Cemani chicken, will be priced according to the quality of the meat and expenses that were spent in raising special breeds.

Place

Z & G Market is located on 7195 Singer Rd, Bethel Township OH 45424. This location is close to our community.

Promotion

Z & G Market will first reach out to the surrounding community by handing out fliers with Qrcodes and coupons at neighboring intersections during peak traffic hours. We will create a Facebook and Instagram page as well as a link to our home web page.

VISION AND OBJECTIVES

Two Months Before Starting

Research/Advisory

- Choose business name
- Finalize business plan
- Research competition
- Research required permits/licenses

Marketing

- Create a marketing strategy
- Finalize design and print business cards and fliers
- Place ad in local paper
- Set sales goals

Compliance

- Obtain permits/licenses (local/state)
- Obtain Ohio sales tax ID
- Obtain employee ID from IRS

Other

- Obtain multiple phone lines (communications, fax, credit card)
- Trademark logo
- Obtain financing
- Hire an accountant
- Hire sales representative
- Acquire appropriate insurance

First Two Months After Starting

- Obtain multiple customers
- Create customer relationships
- Analyze effectiveness of marketing strategy
- Reinforce advertising
- Request feedback from customers

First Year

- Be profitable
- Lower fixed costs
- Begin repayment of loans/equity investments
- Develop philanthropy plan
- Evaluate marketing strategy

Second Year

- Payoff loans/equity investments
- Re-evaluate marketing strategy

Fifth Year

- Evaluate and adjust business model and strategies
- Evaluate marketing strategies
- Establish more customer relationships

FINANCIAL SUMMARY

Z & G Market's revenue model¹ is based on selling the following three Products:

- Beef at an average price of \$21.00. This service has a material cost of \$10.00 and owner's labor charge of \$.80 producing a gross profit of \$10.20 for each beef sold. Materials include beef and paper products. Adult fully grown cow weights about 1200 to 1500 pounds and can produce from 450- 600 pounds for meat. We project selling 20 of these in the first year for revenues of \$189,000.

- Lamb at an average price of \$17.50/Lbs. This service has a material cost of \$5.00 and owner's labor charge of \$.80 producing a gross profit of \$11.70 for each lamb sold. Materials include lamb and paper products. Each lamb weights 120 Lbs and clean weight is about 50 Lbs for pure meat. We project selling about lambs/year 60 of these in the first year for revenues of \$52,500.

- Poultry (whole chicken) at an average price of \$11.00. This service has a material cost of \$2 and owner's labor charge of \$.80 producing a gross profit of \$8.20 for each whole chicken sold. Materials include slicing and paper products. We project selling 1000 of these in the first year for revenues of \$11,000

This will generate more than \$262,000 in first-year revenues with a net profit of more than \$25,900. This is a 10% net margin after deducting \$49,700 in total owner compensation (\$30,800 cash withdrawals and \$18,900 income taxes).

All Star Meat Market will have a positive cash flow in the second month of operations



Entrance to property



full view of parking space/area



Road from entrance to property



loading & unloading area

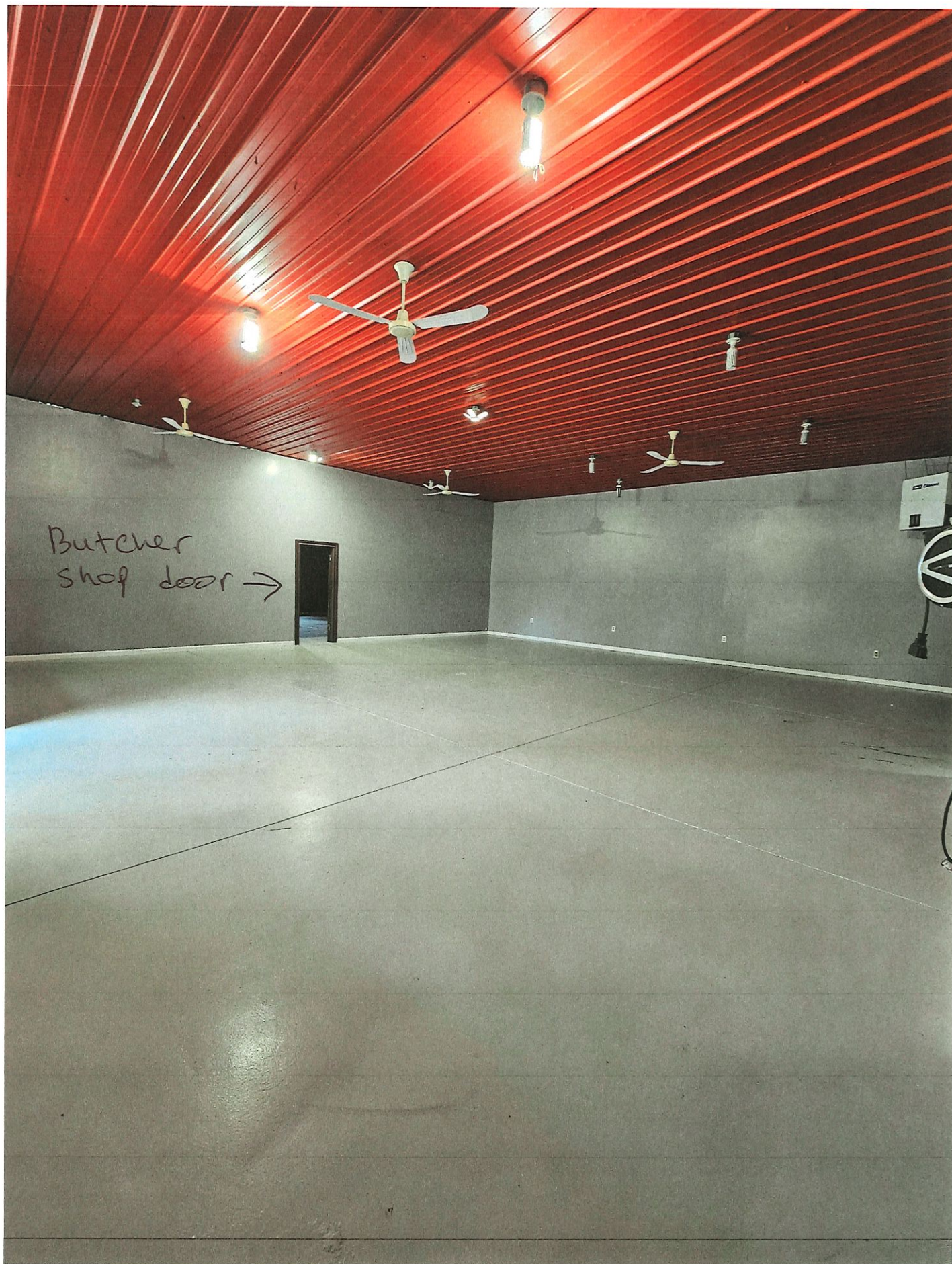


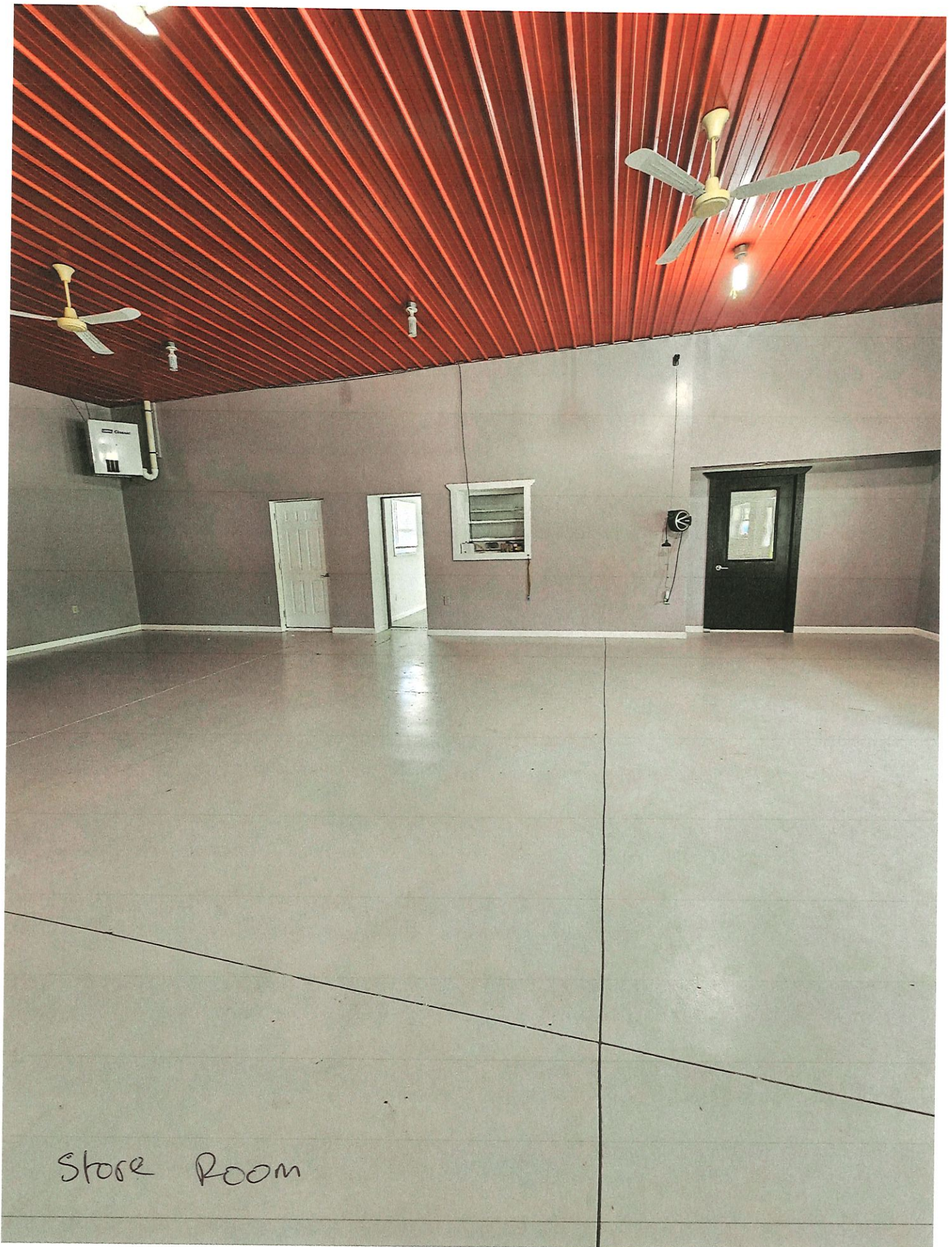




Room
for the
store

Back door





Store Room











BZA Case CU-08-25

Case: CU-08-25: A request from Bryan and Kelly Casto for a Conditional Use for a Secondary Single-Family Dwelling located at 6433 Scarff Rd, New Carlisle, OH 45344. This is a 12.06 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-024942

GENERAL INFORMATION:

Applicant/Property Owner:	Bryan and Kelly Casto		
Property Address:	6433 Scarff Rd, New Carlisle, OH 45344		
Current Zoning:	A-2 General Agriculture District		
Location:	8th parcel south of State Route 571 on the east side of Scarff Rd		
Existing Land Use:	Residential		
Bethel Land Use Plan:	Rural		
Surrounding Land Use	North	A-2 General Agriculture District	
	South	A-2 General Agriculture District	
	East	A-2 General Agriculture District	
	West	A-1 Domestic Agriculture District/ R-1AAA-Single Family Residential	
Road Frontage:	50'		

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*
- E- Building Plan*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Bethel Township Zoning Commission:	N/A
Prior Zoning Cases:	N/A

Bethel Township Zoning Map – Exhibit A

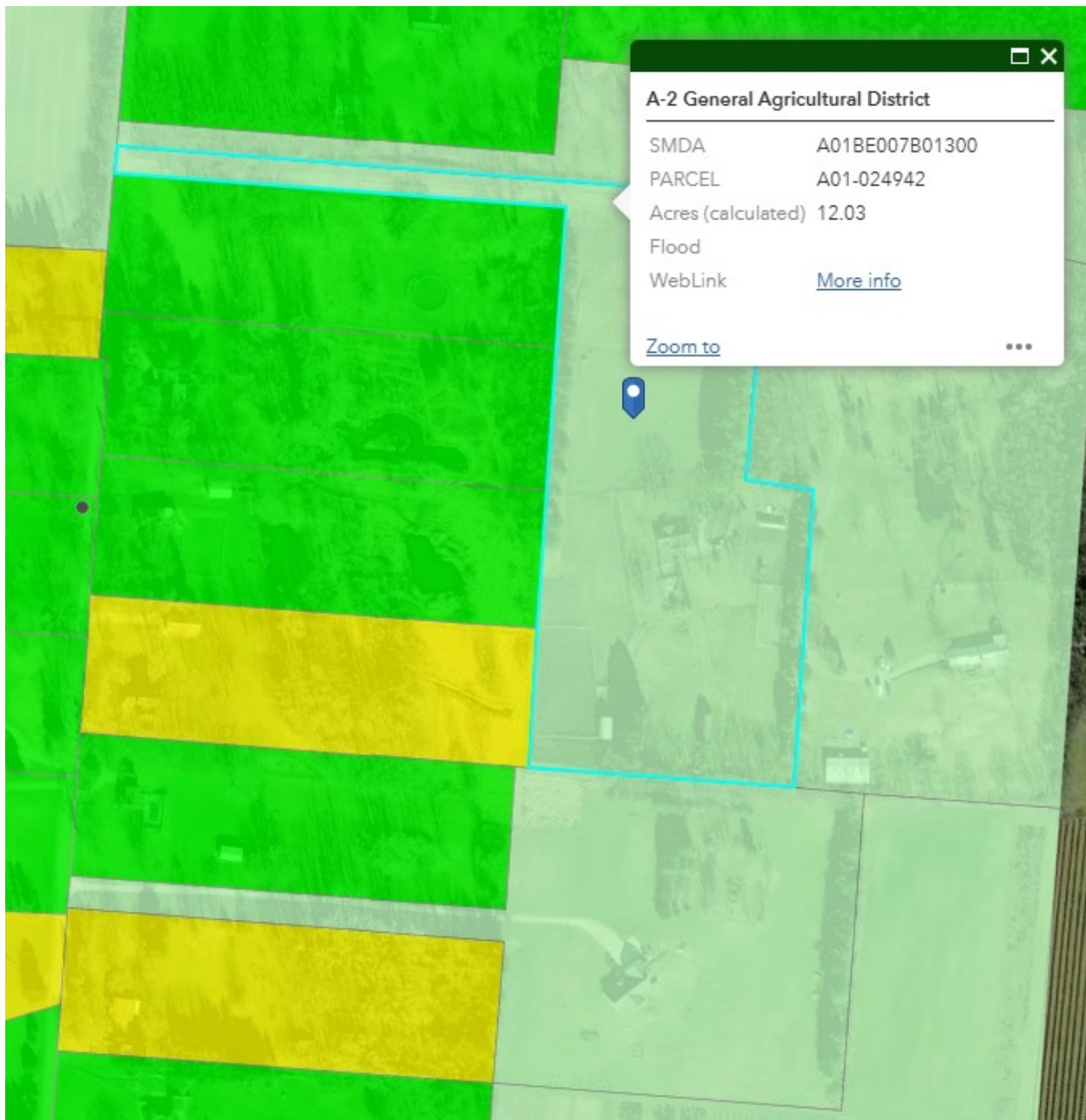


Exhibit B – GIS Aerial Vicinity Map





Exhibit C – Street View



Exhibit D - Application



BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
8735 SOUTH SECOND STREET - BRANDT, TIPP CITY, OHIO 45371
PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR A CONDITIONAL USE App. No.: CU- 08-25

SECTION I: PROPERTY INFORMATION

Property Address: 6433 South Scarff Rd., New Carlisle, OH 45344			Acreage: 12.06
Section:	Town:	Range:	Parcel: A01-024942
Subdivision Name and Lot No.:			Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Bryan and Kelly Casto		937 846 0970
Address: 6433 S. Scarff Rd	New Carlisle, OH	Zip Code: 45344
Property Owner: Bryan and Kelly Casto		Phone: 937 846 0970
Address: 6433 S. Scarff Rd	New Carlisle, OH	Zip Code: 45344
Contractor Name: N/A		Phone:
Address:	City, State:	Zip Code:



SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Convert portion of unused barn into living quarters as full or part time dwelling for family/visitors _____
EXISTING USE OF PROPERTY: Hay barn _____

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

We would like to add a second dwelling to our current property where we reside full-time. The 2nd dwelling would serve as housing for family such as adult children (while saving for their own farm or assisting with current farming activities), ageing parents in the future and/or sporadic visitors to our property. The current building is a 48 x 24 ft 1 1/2 story framed on concrete slab hay barn in good repair, but which is largely unused currently. We would like to do a two-phase project of adding a bedroom, kitchenette and full bath and laundry upstairs in phase 1 with a second phase to include a ground level full kitchen, additional bedroom, full bath and living room and laundry with deletion of the upstairs kitchenette and laundry. The building has gravel road access and parking but only electric and thus would need septic and water as well as electric service upgrade. Owners expect to do majority of the work. We do not foresee any economic negative, or significant noise, glare or odor in relation to this project.

 9-4-2025  9-4-2025
Contractor/Applicant Date Owner Date

SECTION IV: SKETCH OF PROPERTY/PROJECT

ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

Attach a plan for the proposed uses showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas.

See Attachments

SCARFF RC

N04°22'19"E
50.00'

S86°22'32"E

1232.32'

N86°22'32"W

849.70'

GRAVEL DRIVE

SEC.-4, T-2, R-9
12.057 ACRES

531.51'

TO ADJ.

B/TOP DRIVE

S04°36'50"W

S82°03'00"E
127.40'

1046.14'

1 STY BRICK
& WOOD FRAME
#6433
62.1' X 59.8'

215.3'

227.1'

POOL
CONC.

409.1'

BARN
48.1' X 24.1'

184.3'

188.5'

83.7'

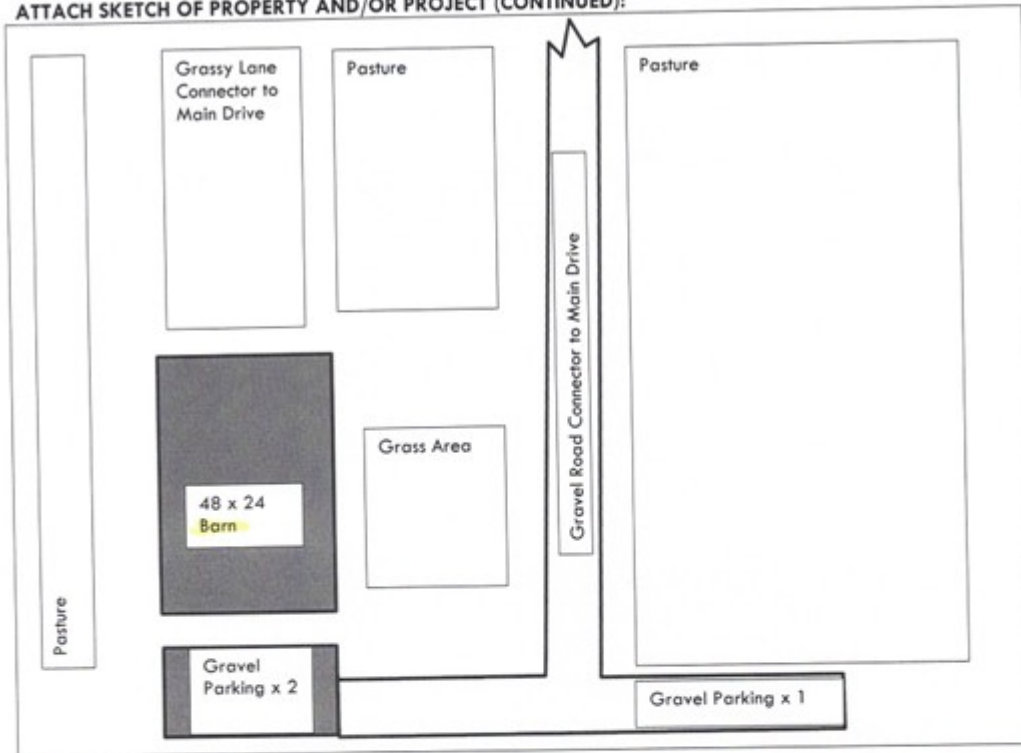
N03°29'27"E

S03°29'27"W 555.10'

N86°22'32"W 500.00'

Continued on Next Page:

ATTACH SKETCH OF PROPERTY AND/OR PROJECT (CONTINUED):



SECTION V: MISCELLANEOUS INFORMATION FOR COMMERICAL/INDUSTRIAL DEVELOPMENT

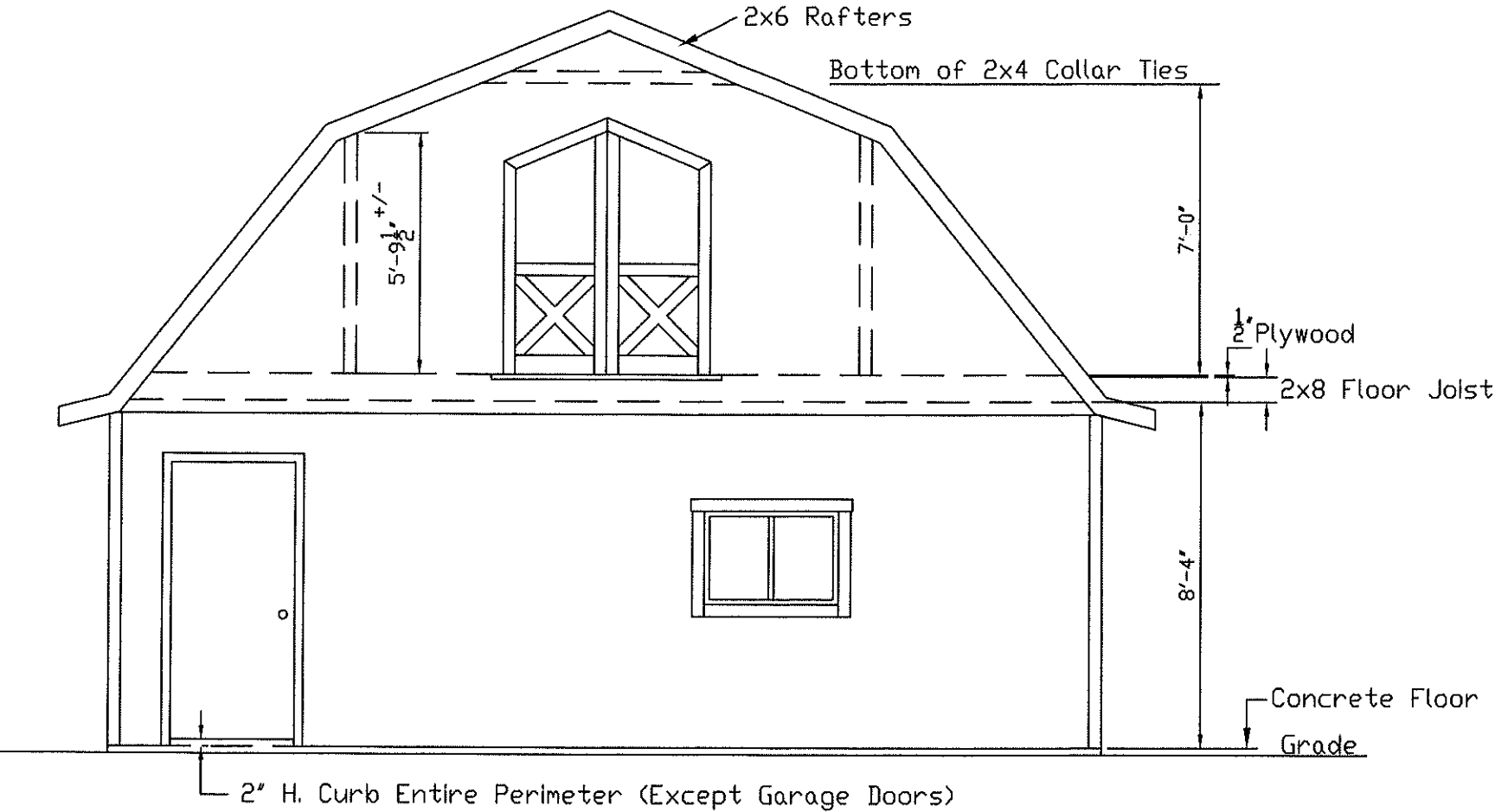
BLDG. STORIES:		PARKING SPACES:		BLDG. SQ. FT.:	
BLDG. HEIGHT:		TRUCK DOCKS:			

SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)

PRIMARY ROAD FRONTAGE:	SECONDARY ROAD FRONTAGE:	LOT SIZE:
FRONT YARD:	REAR YARD:	SIDE YARD:
BUILDING HEIGHT:	BUILDING WIDTH:	
FIRST FLOOR AREA:	SECOND FLOOR AREA:	
TOTAL FLOOR AREA:	FINISHED BASEMENT? YES OR NO	
LOT WIDTH:	LOT DEPTH:	
ESTIMATED COST OF CONSTRUCTION:		

SECTION VII: ADMINISTRATIVE ACTION

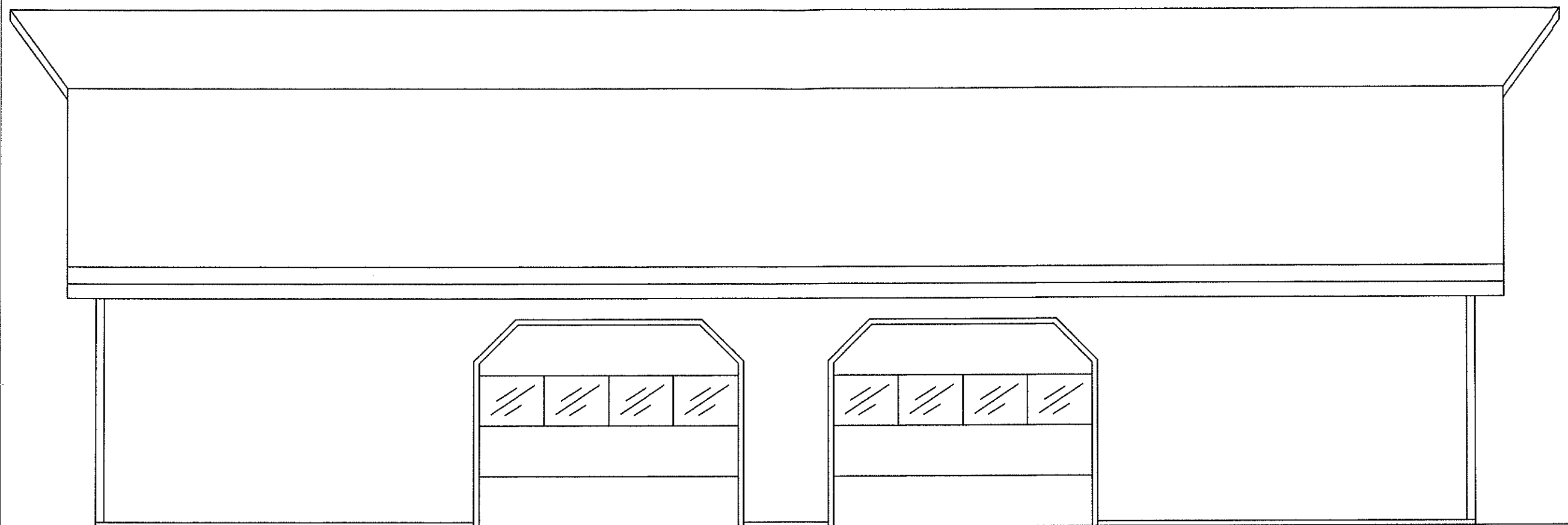
REVIEWED BY:	FEE:
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	



North View

Scale: 1/4" = 1'-0"

Existing

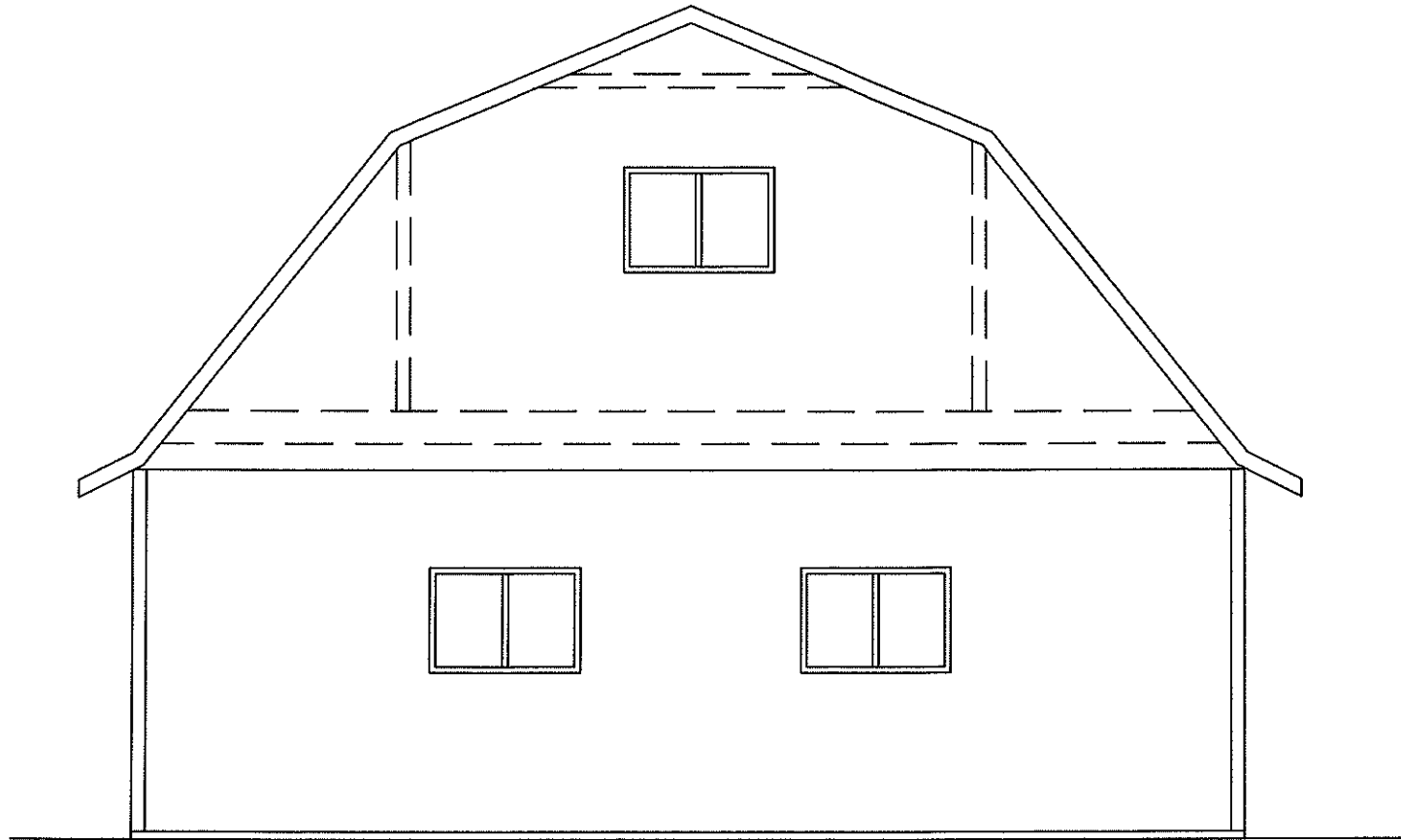


7' x 9' Overhead Doors

East View

Scale: 1/4" = 1'-0"

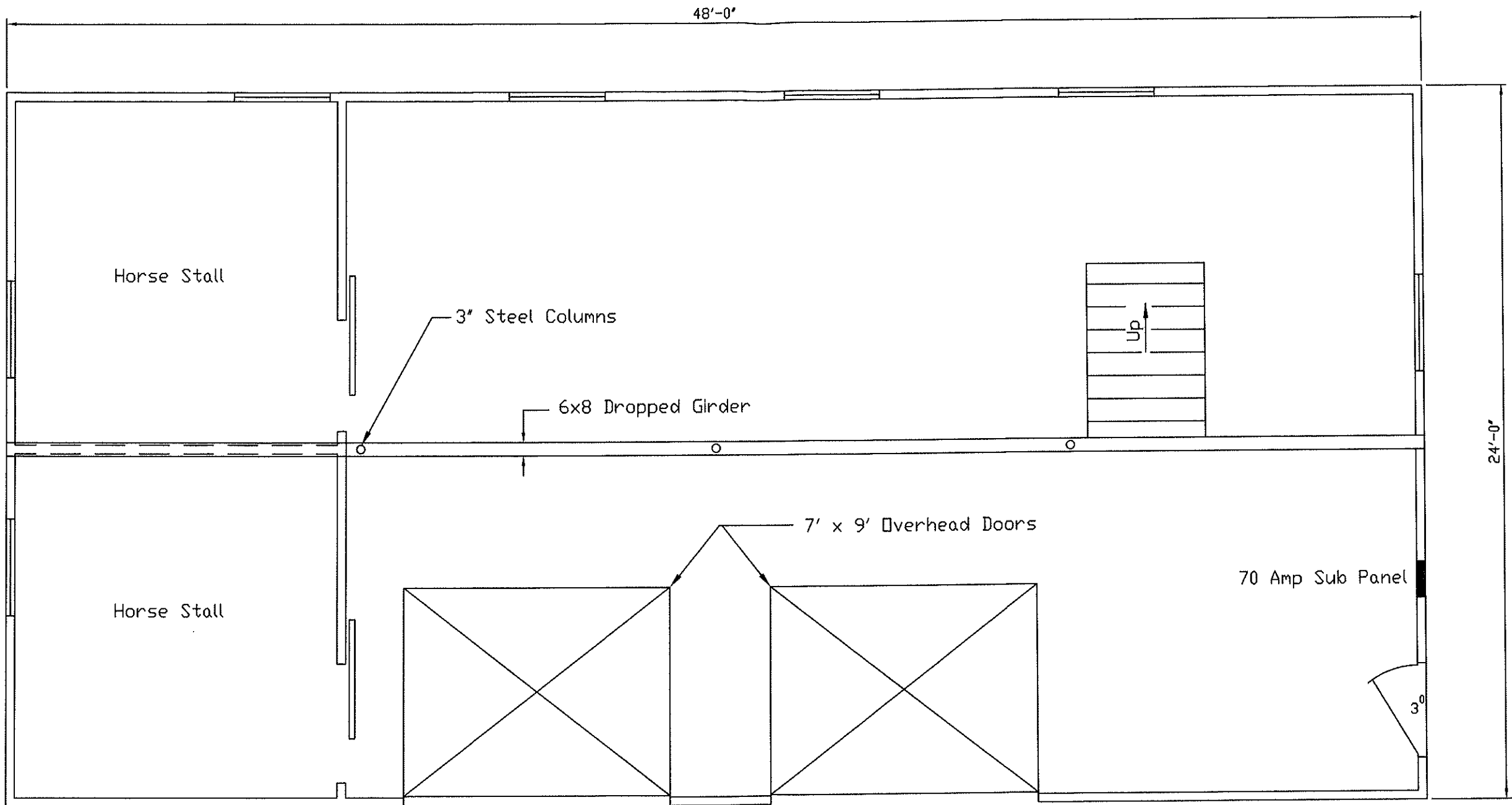
Existing



South View

Scale: $1/4" = 1'-0"$

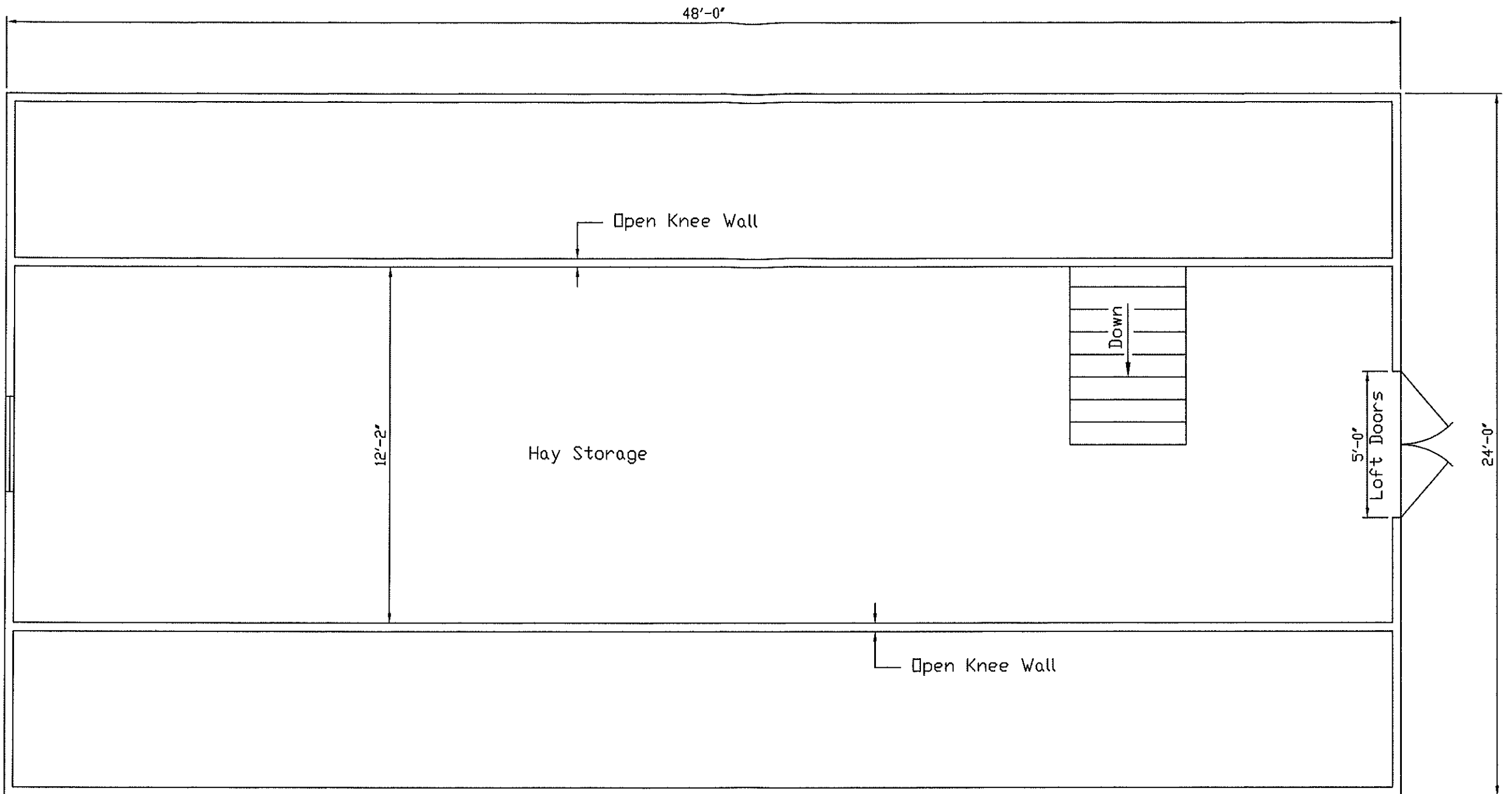
Existing



Ground Floor

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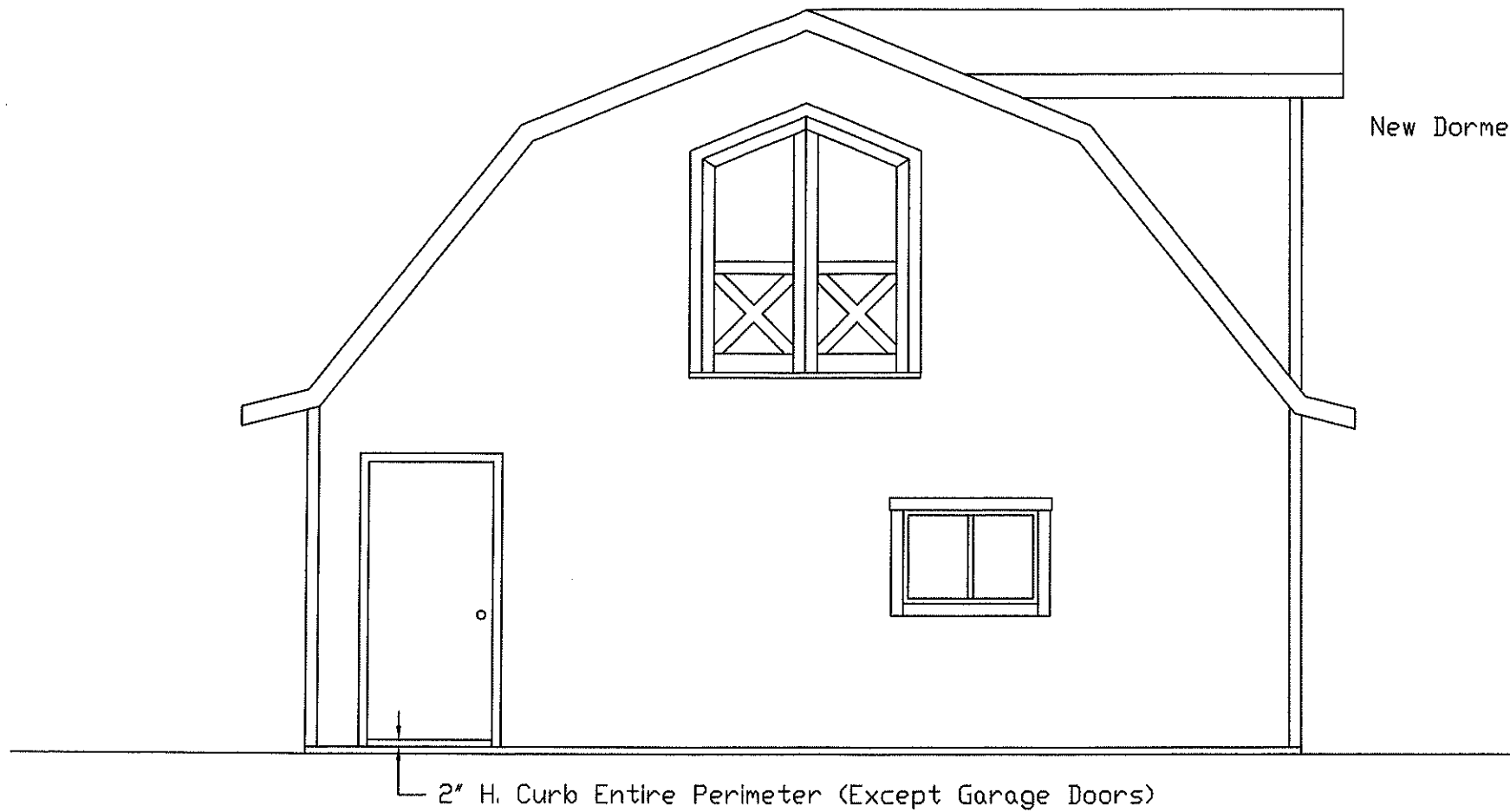
Existing



Barn Loft

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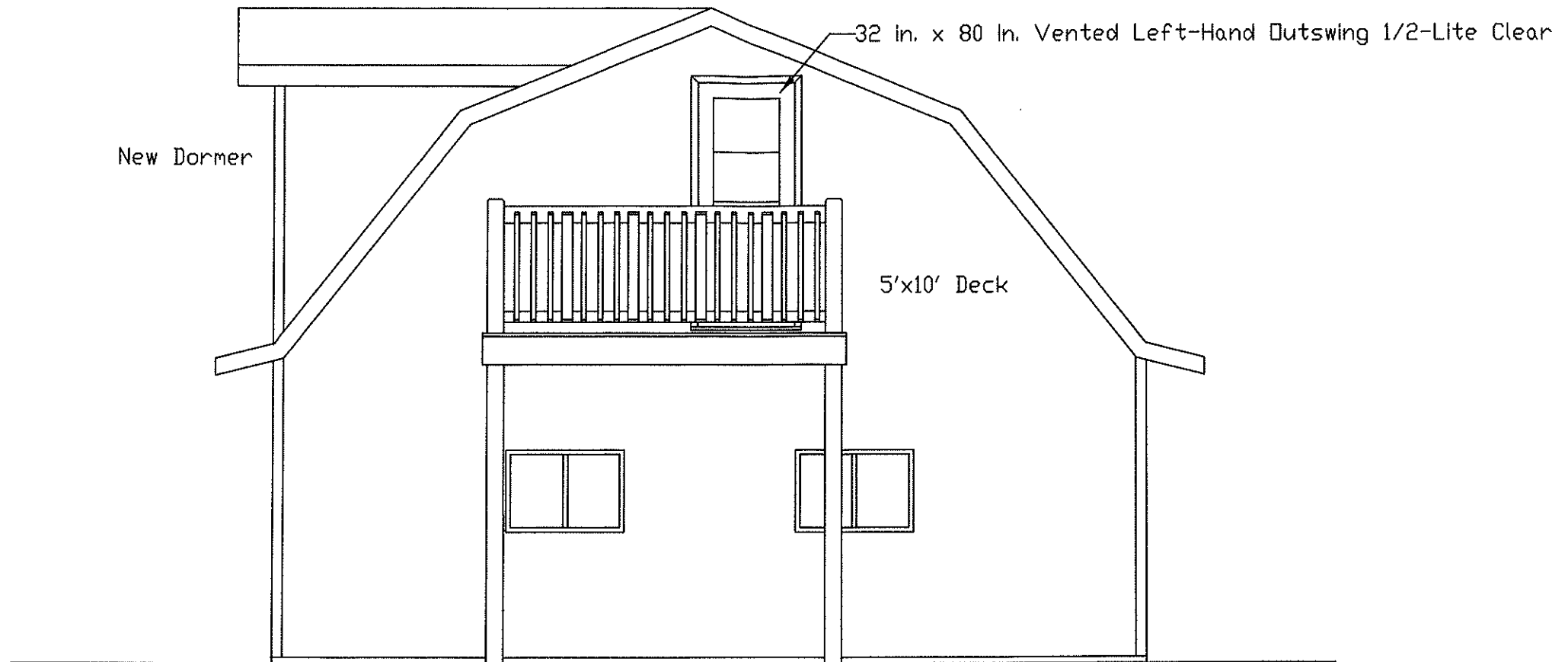
Existing



North View

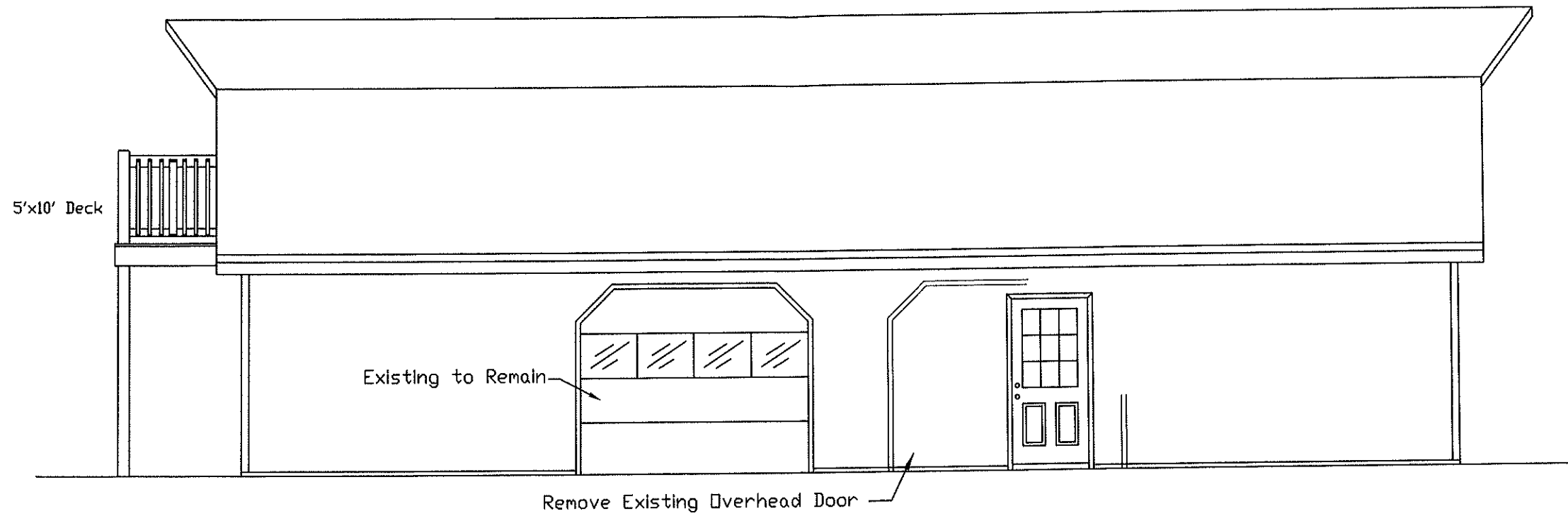
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Phase 1



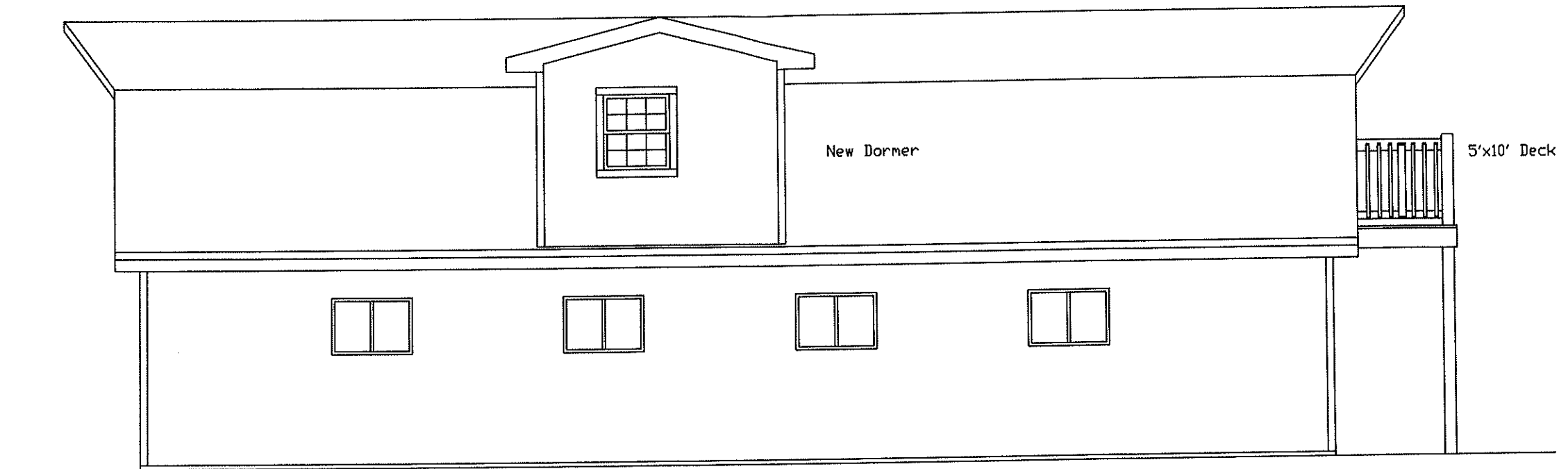
South View

Scale: 1/4" = 1'-0"



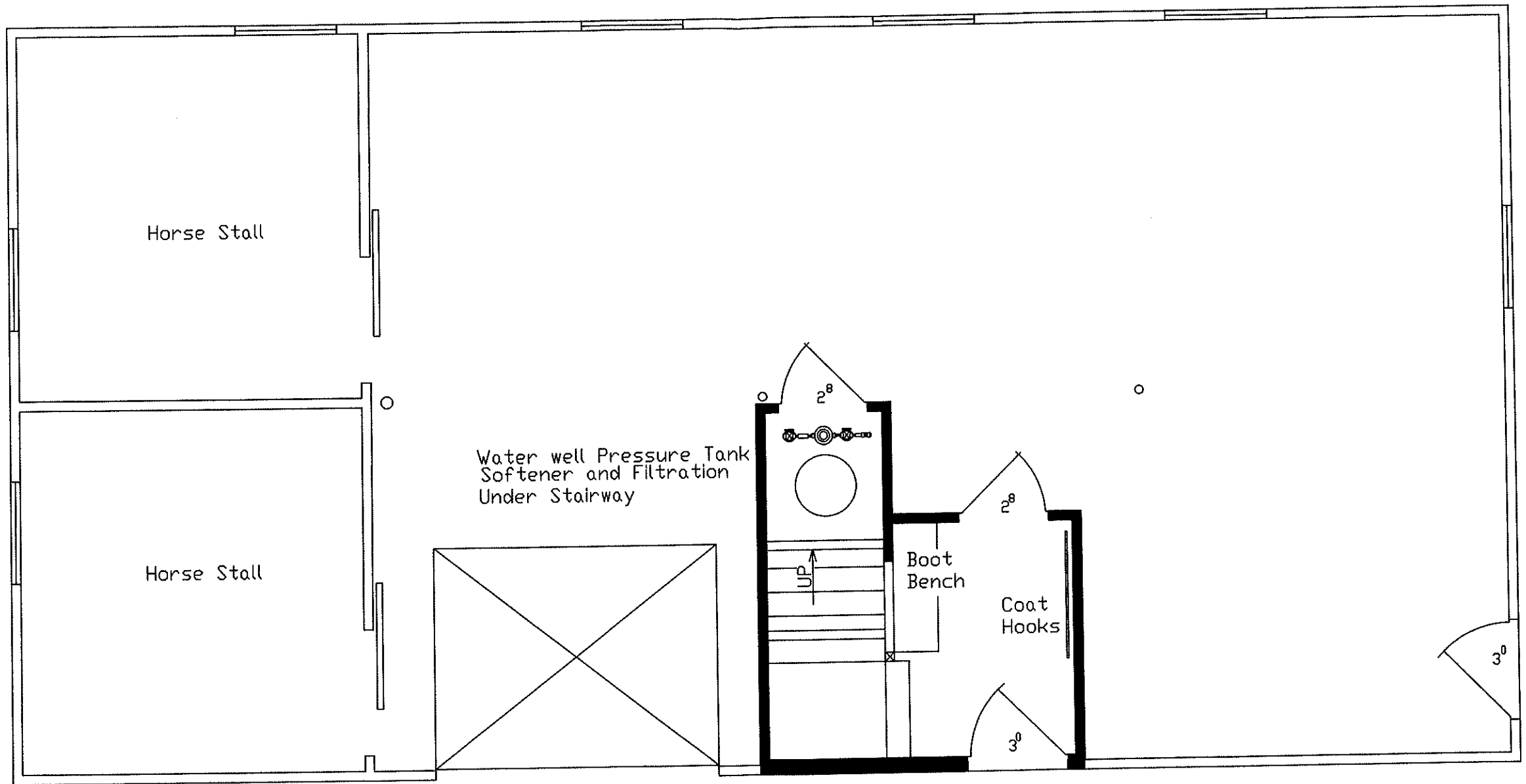
East View

Scale: 3/16" = 1'-0"



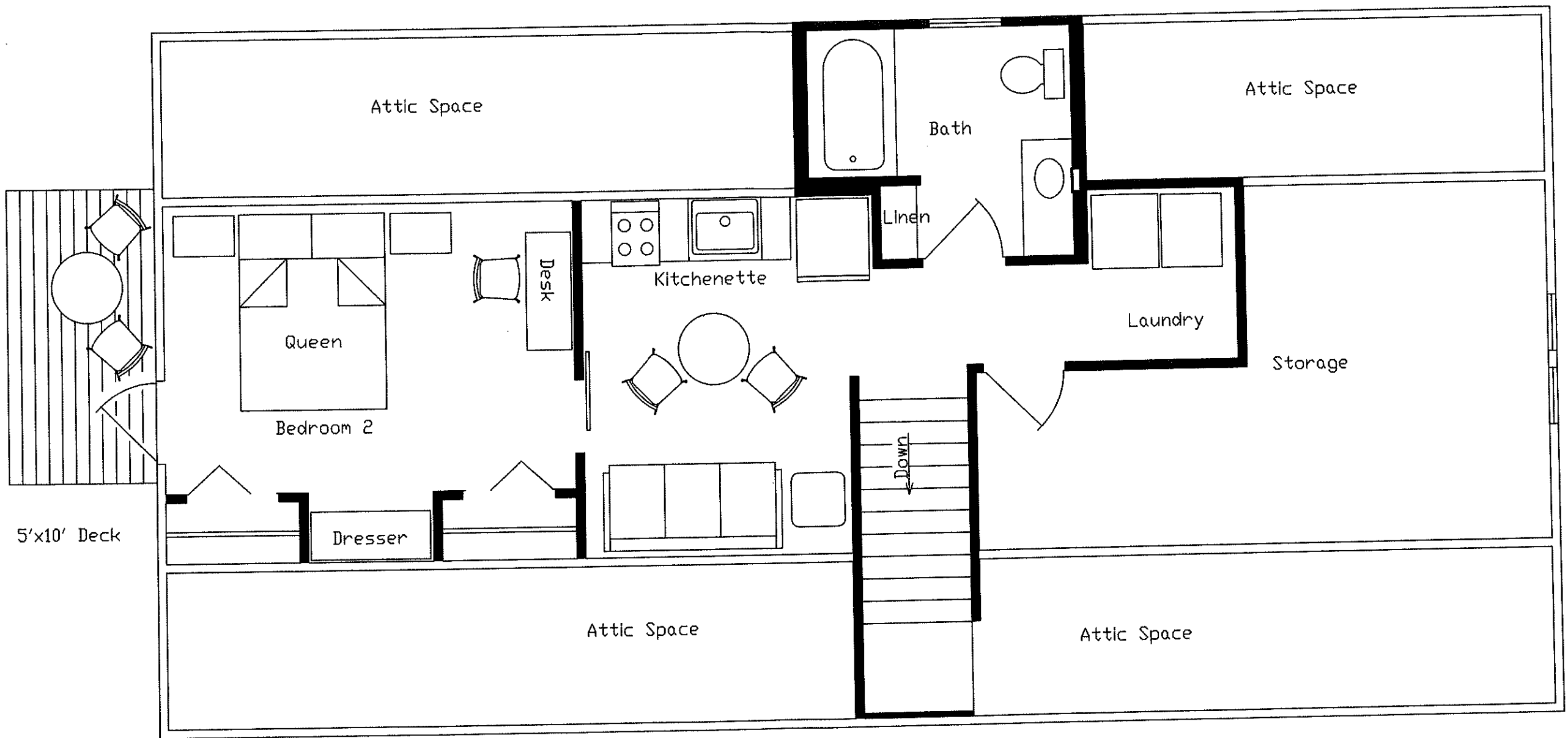
West View

Scale: $\frac{3}{16}" = 1'-0"$



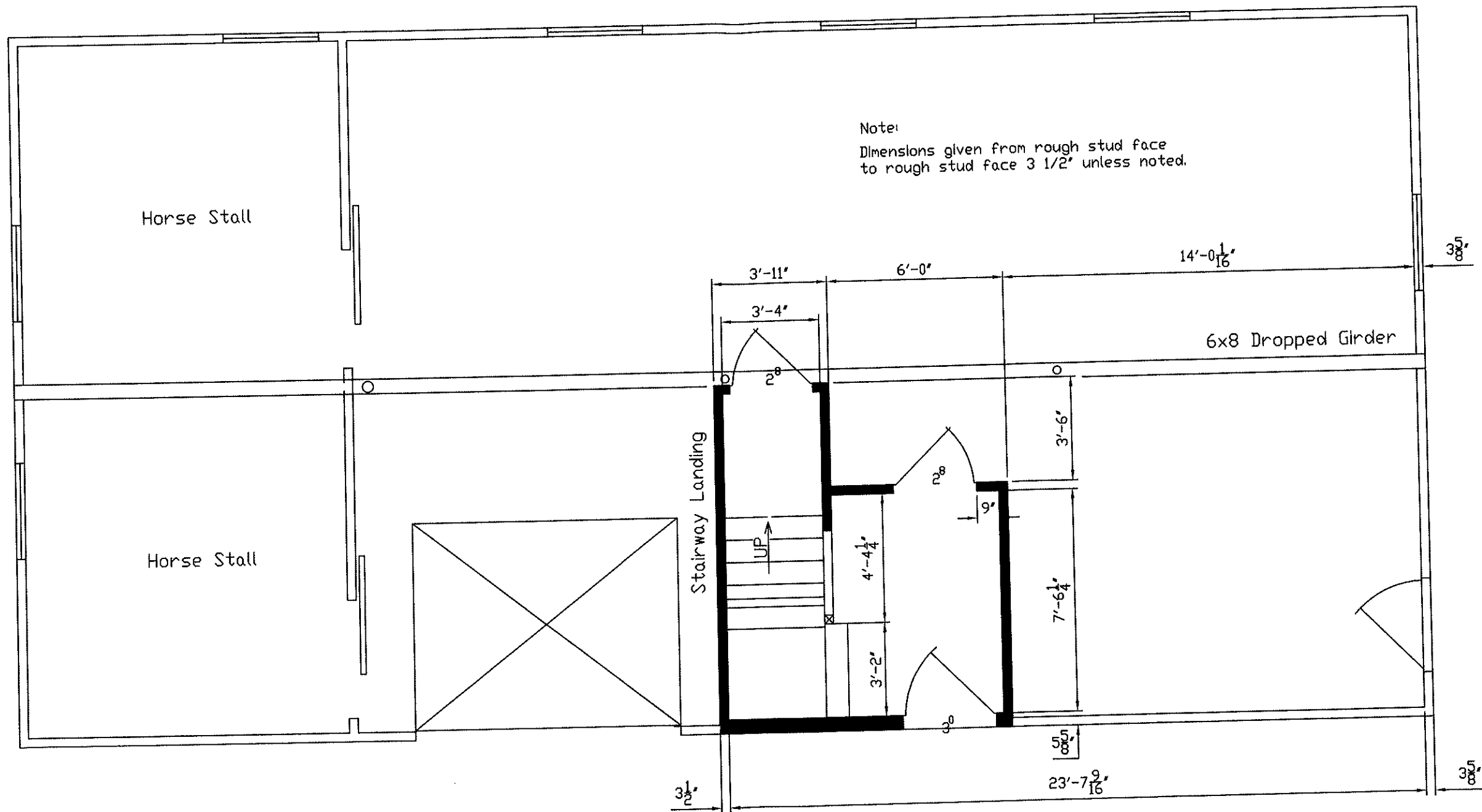
First Floor Schematic

Scale: 1/4" = 1'-0"



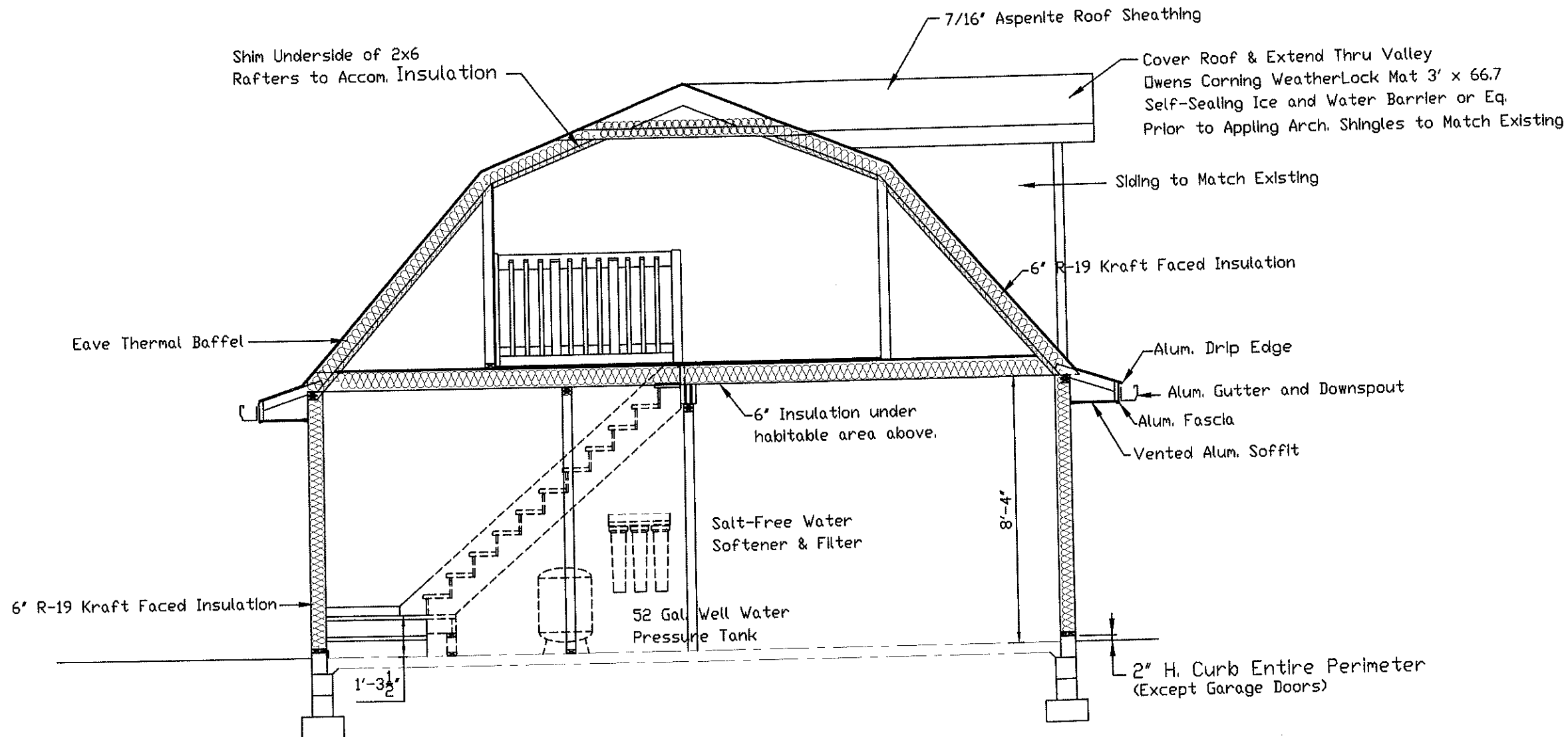
Second Floor Schematic

Scale: 1/4" = 1'-0"



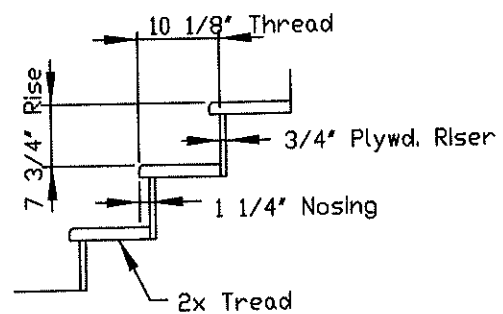
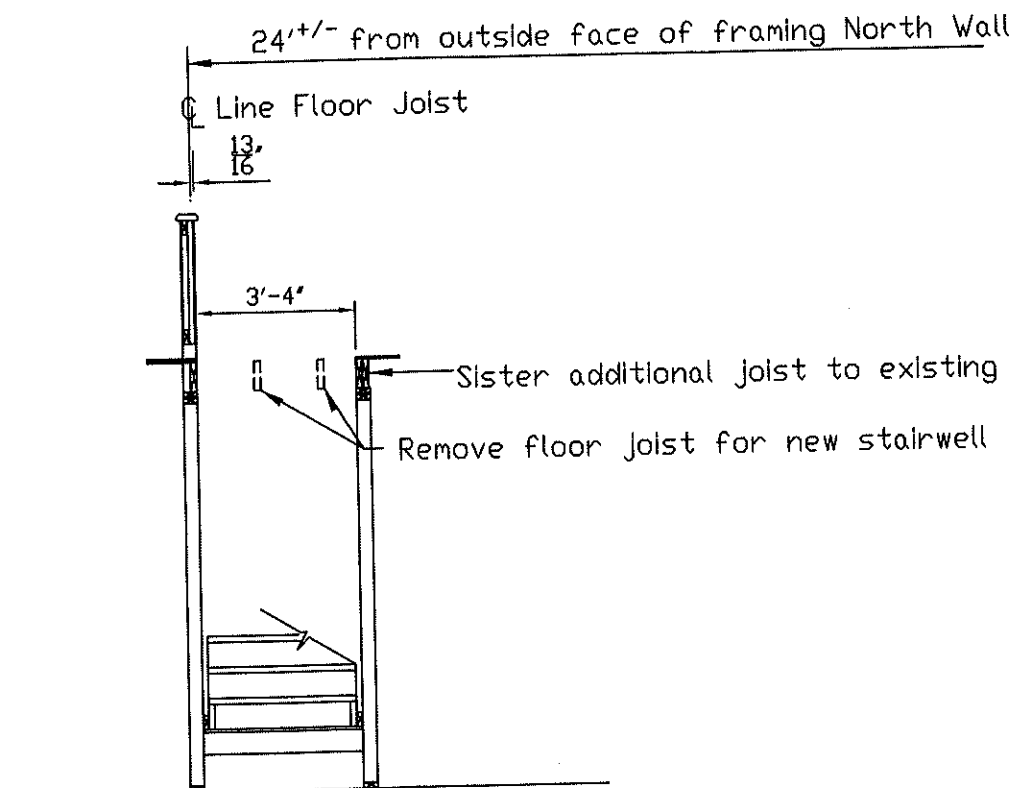
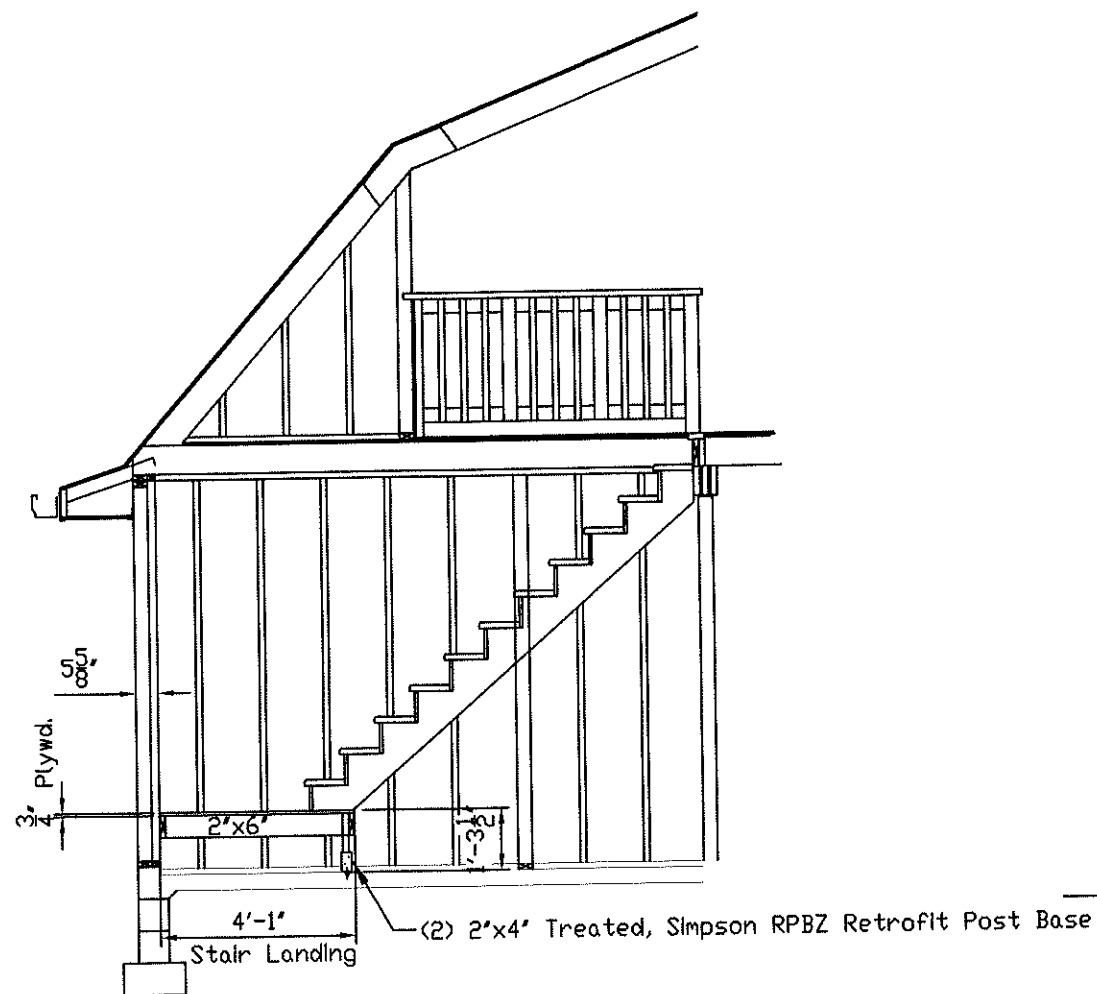
First Floor

Scale: 1/4" = 1'-0"

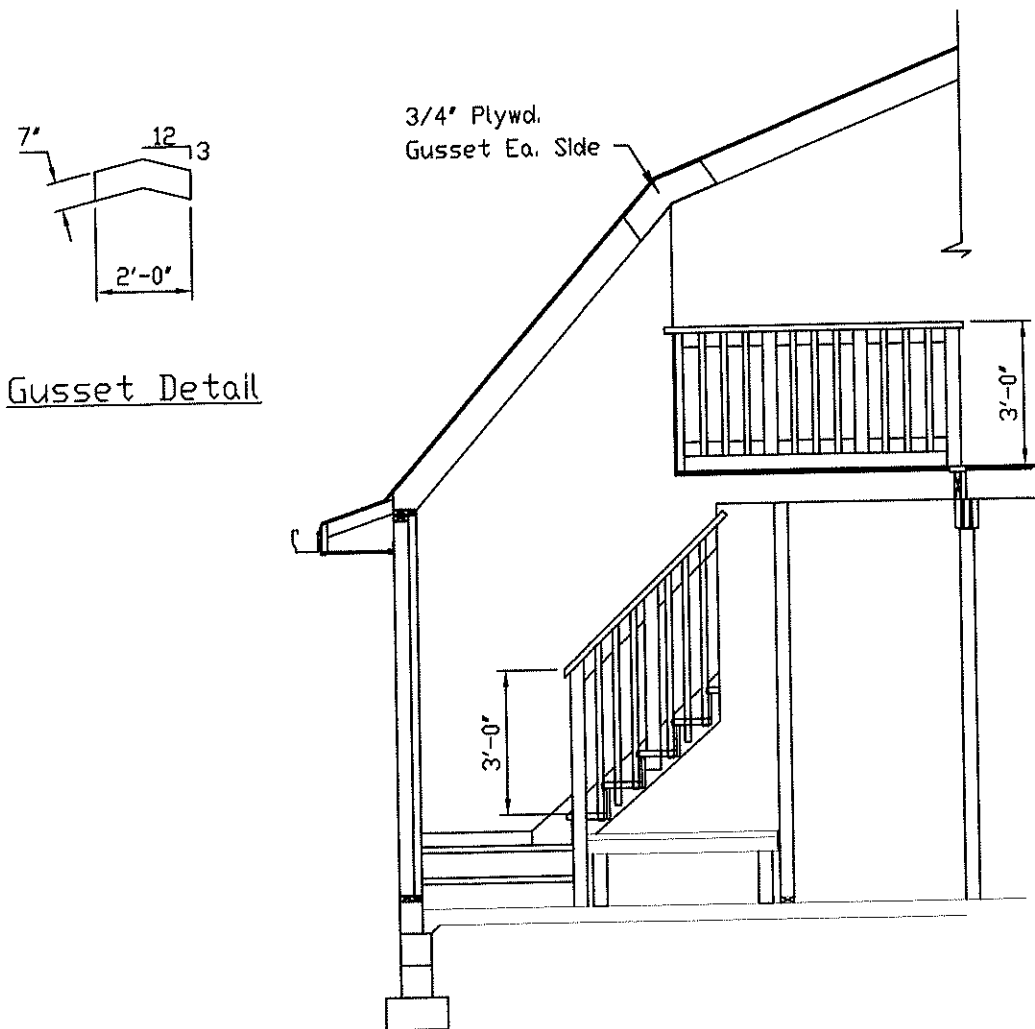


Section View

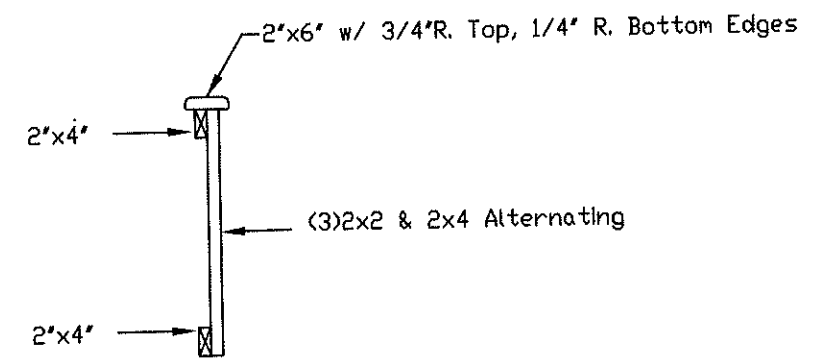
Scale: 1/4" = 1'-0"



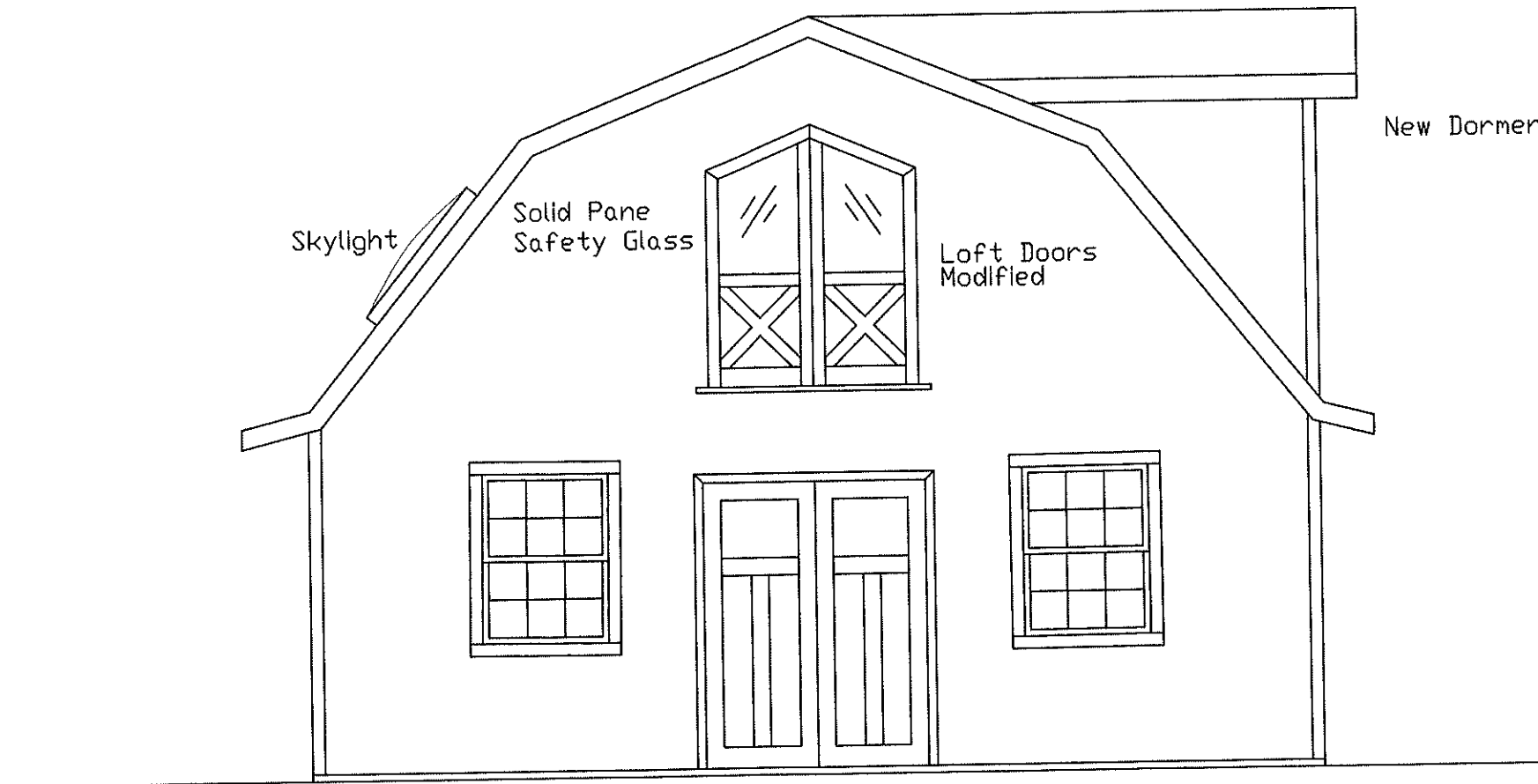
Stairs Detail



Gusset Detail



Handrail Detail

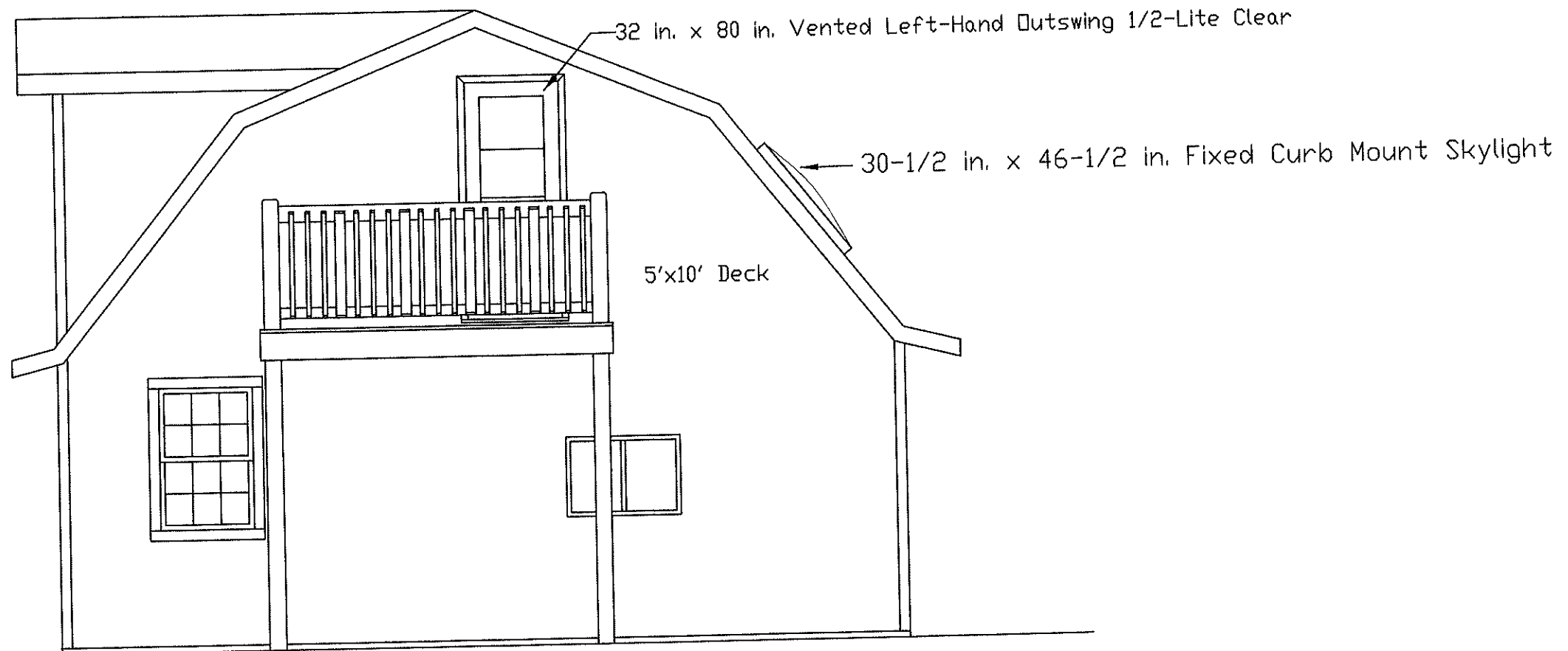


North View

Scale: 1/4" = 1'-0"

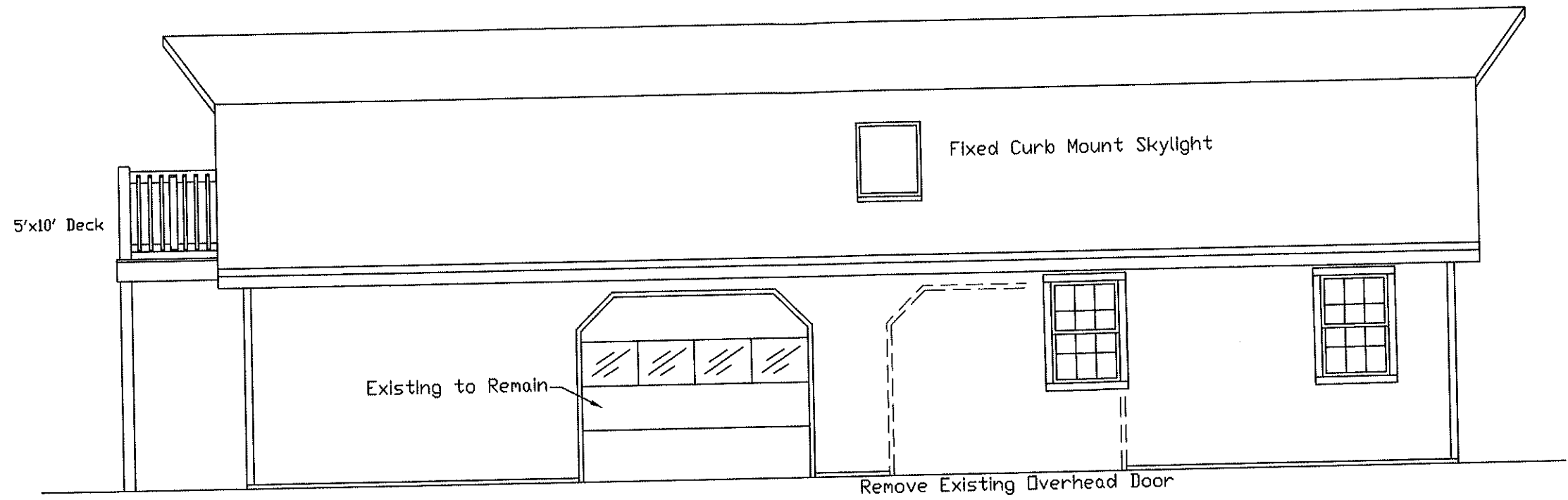
Phase 2

Scale: 1/4" = 1'-0"



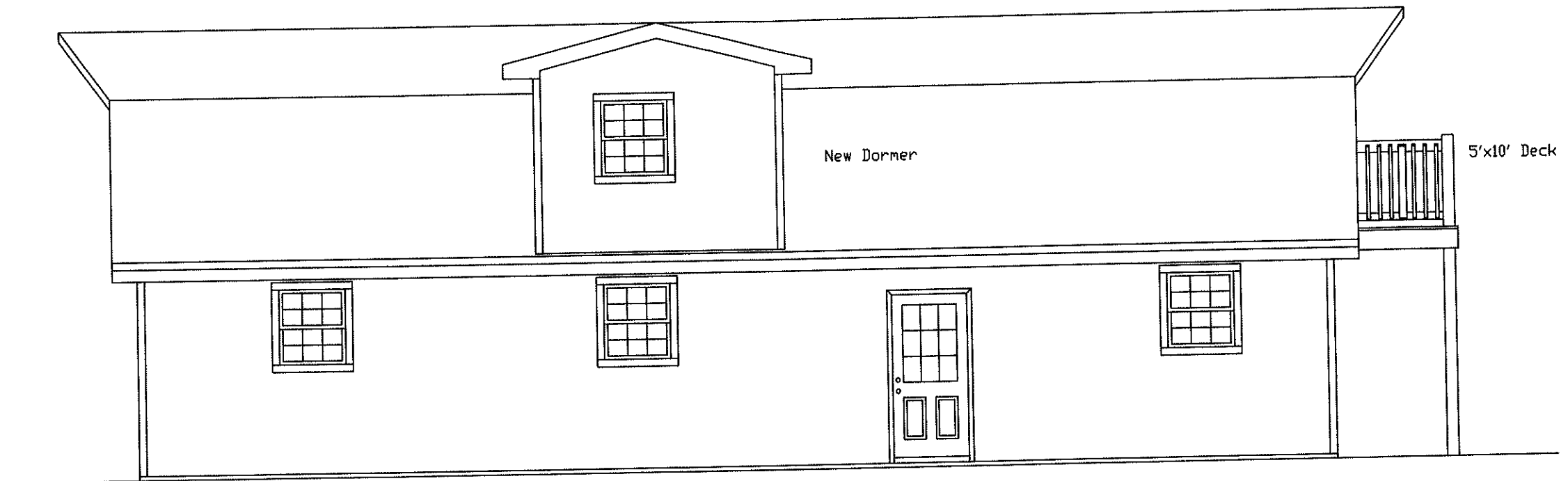
South View

Scale: 1/4" = 1'-0"



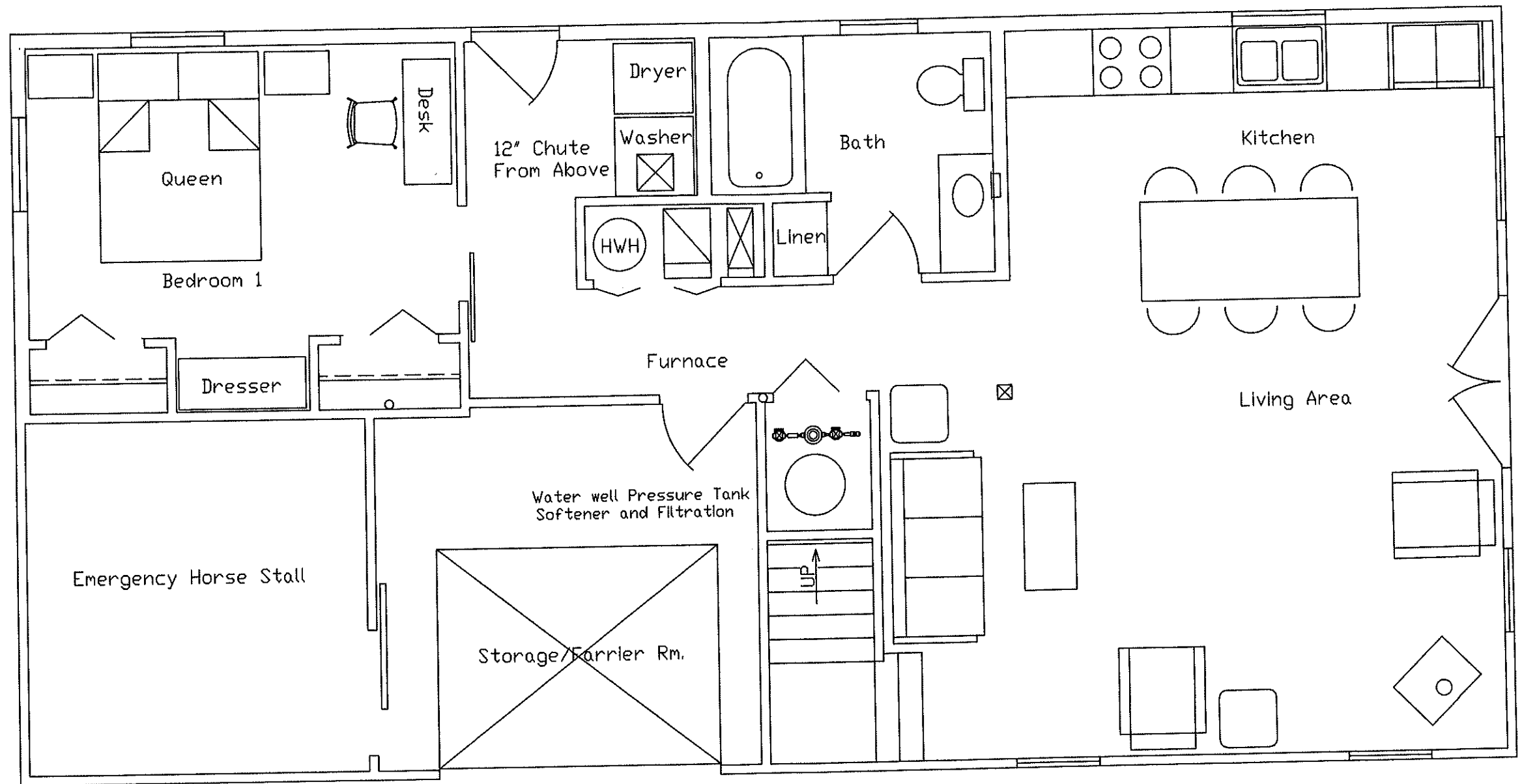
East View

Scale: 3/16" = 1'-0"



West View

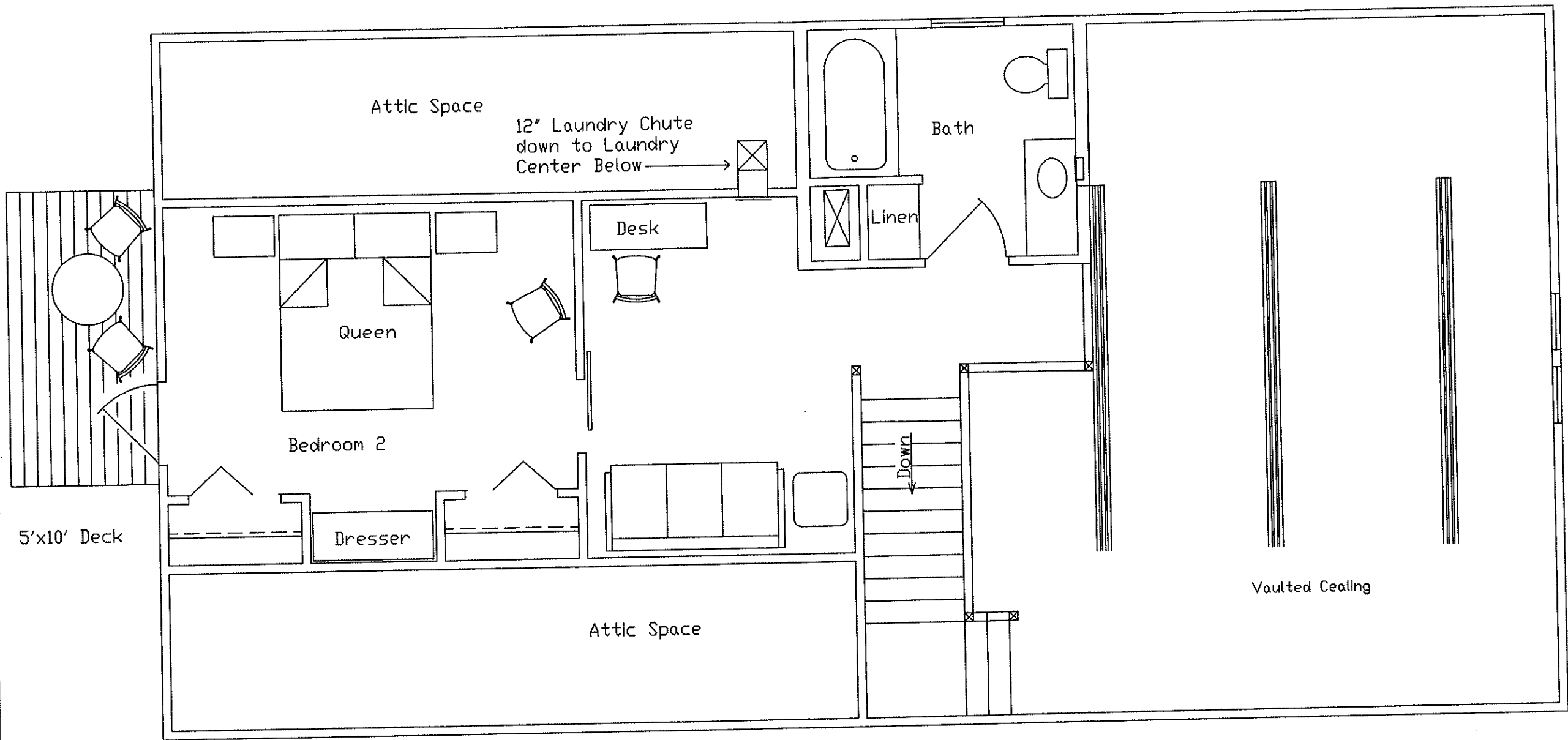
Scale: $3/16" = 1'-0"$



Existing 9'x7' Overhead Door

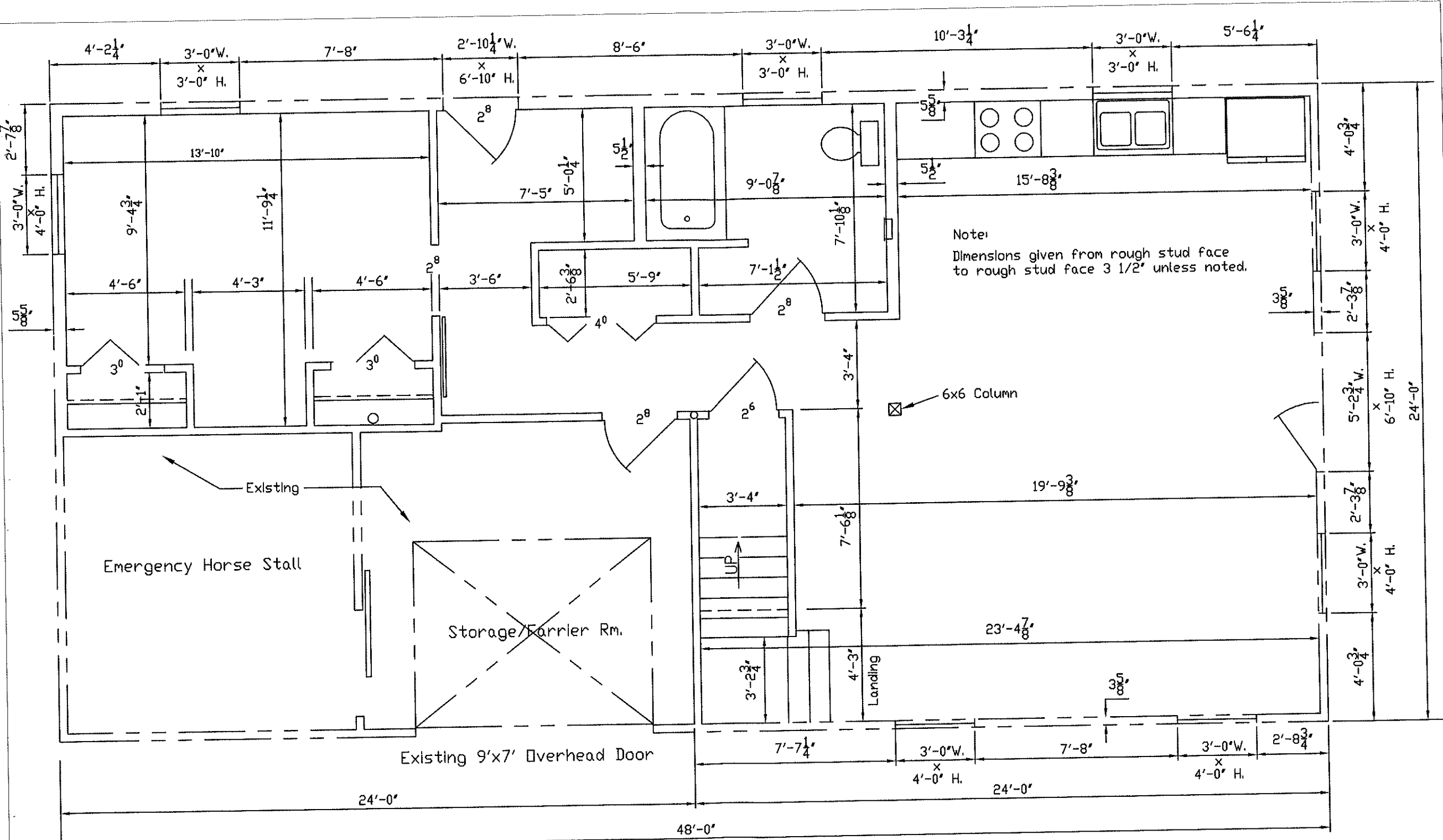
First Floor Schematic

Scale: 1/4" = 1'-0"



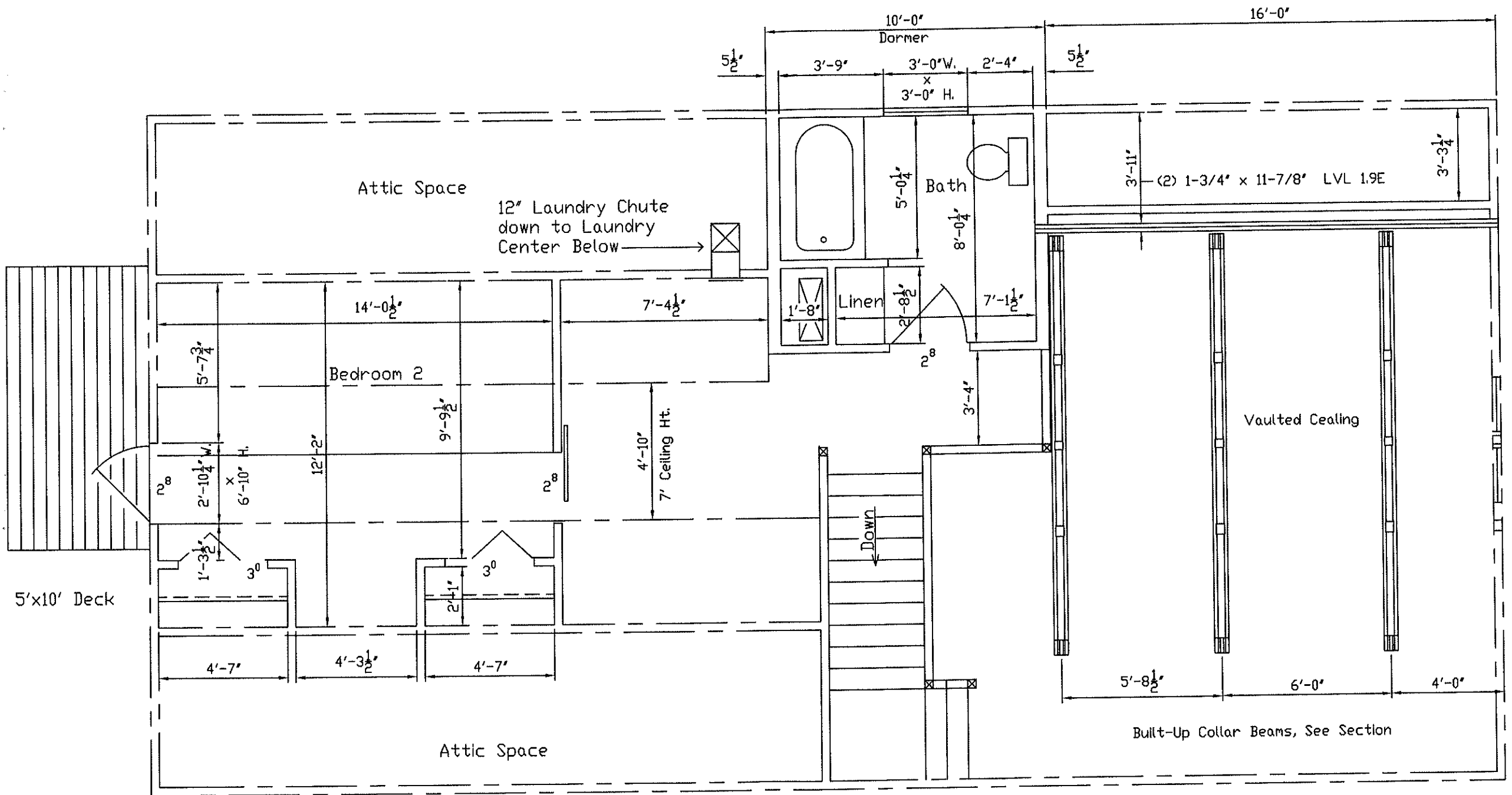
Second Floor Schematic

Scale: 1/4" = 1'-0"



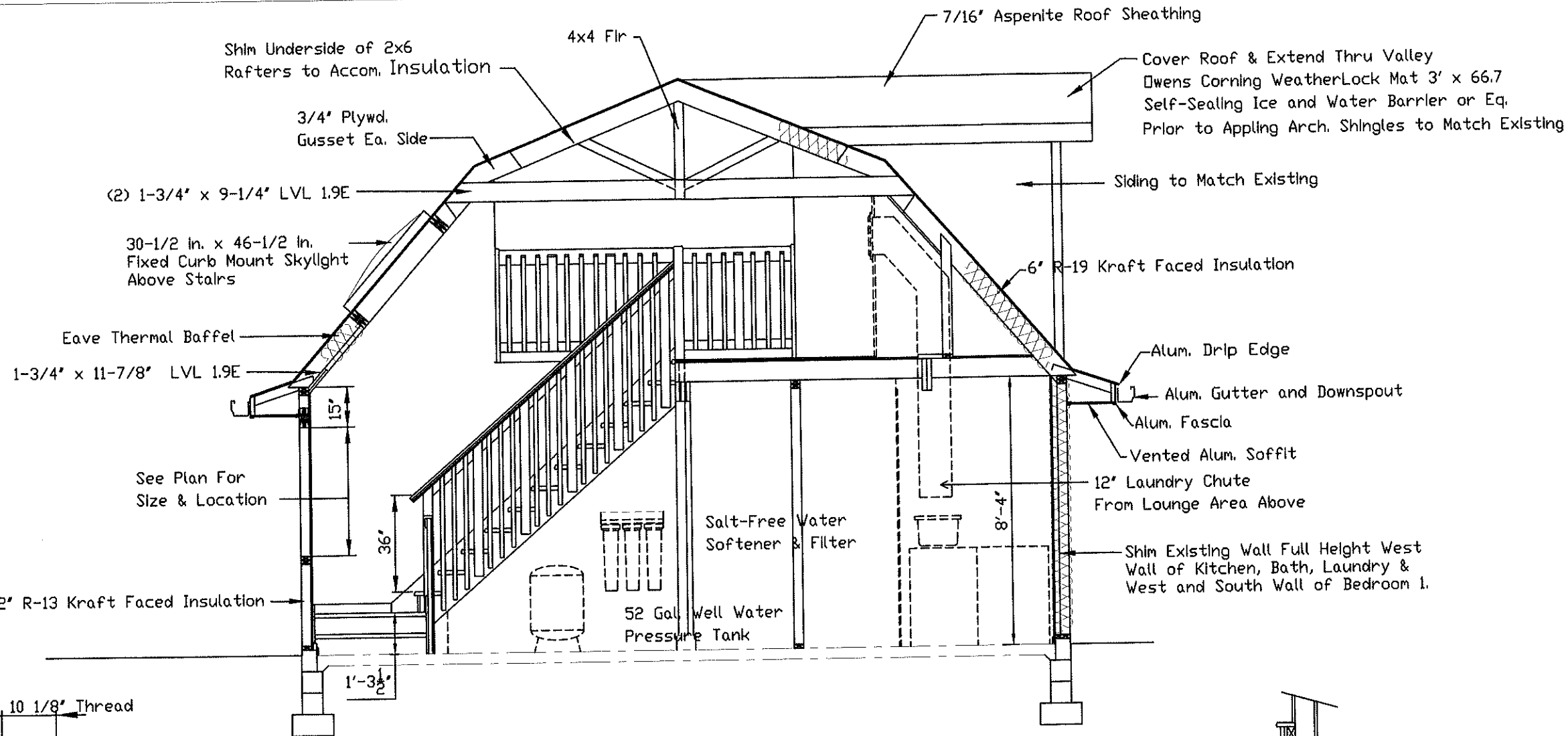
First Floor

Scale: 1/4" = 1'-0"



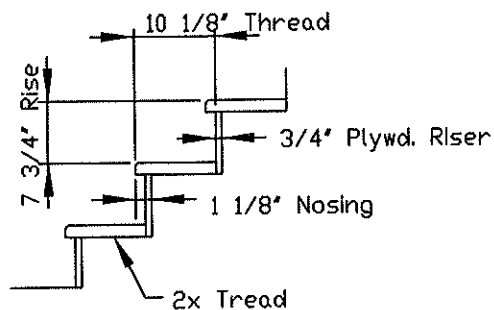
Second Floor

Scale: 1/4" = 1'-0"

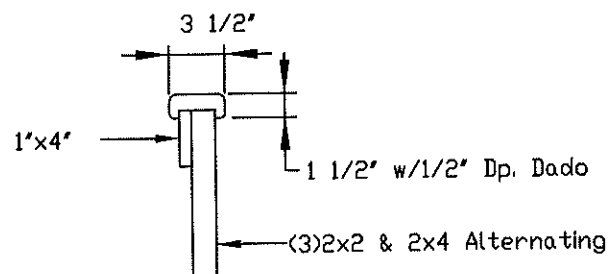


Section View

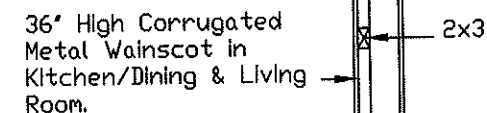
Scale: 1/4" = 1'-0"



Stairs Detail



Handrail Detail



Wainscot Detail