



BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION & BOARD OF ZONING APPEALS AGENDA

THURSDAY, MAY 29TH, 2025 – 6:00 P.M.

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

1: Board and Township Staff Introductions

Zoning Commission members: Ron Corbett, Lorna Funderer, Jerry Hirt, Michelle Swank, Josh Wilkerson-Bienick

Alternates: Jess Underwood, Janice Royse

Board of Zoning Appeals Members: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes

Alternates: Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Public comments on items on the agenda

Review of Scheduled Joint Meetings to discuss zoning code updates

Zoning board input on items that need review

3: Old Business

4: Other

Communications and Reports

Comments

Adjournment

ZC Case ZA-01-25

Case: ZA-01-25: A request from Khamid Mamad, 8415 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-040330 to B-3. This is a 3 acre parcel currently zoned R-1AAA.

GENERAL INFORMATION:

Applicant/Property Owner:	Khamid Mamad	
Property Address:	8415 State Route 202, Tipp City, OH 45371	
Current Zoning:	R-1AAA Residence District	
Location:	10 th parcel south of Ross Rd on east side of State Route 202	
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
Road Frontage:	246'	

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Site Plan*
- D- Street View*
- E-Application*
- F-Community Input*
- G-Parking*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	Property is on well and septic
County Planning Department:	Recommended for denial
Bethel Township Zoning Commission:	N/A

Bethel Township Zoning Map – Exhibit A

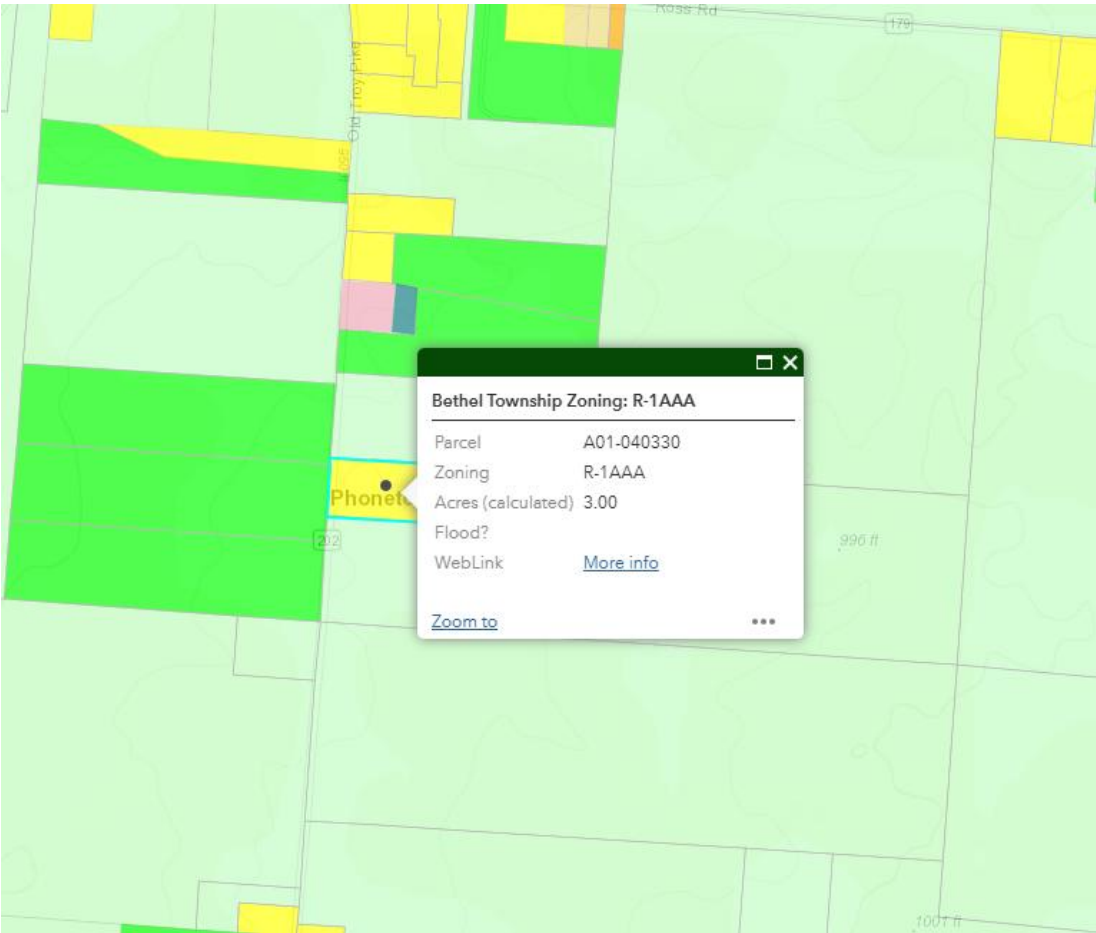


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Site Plan

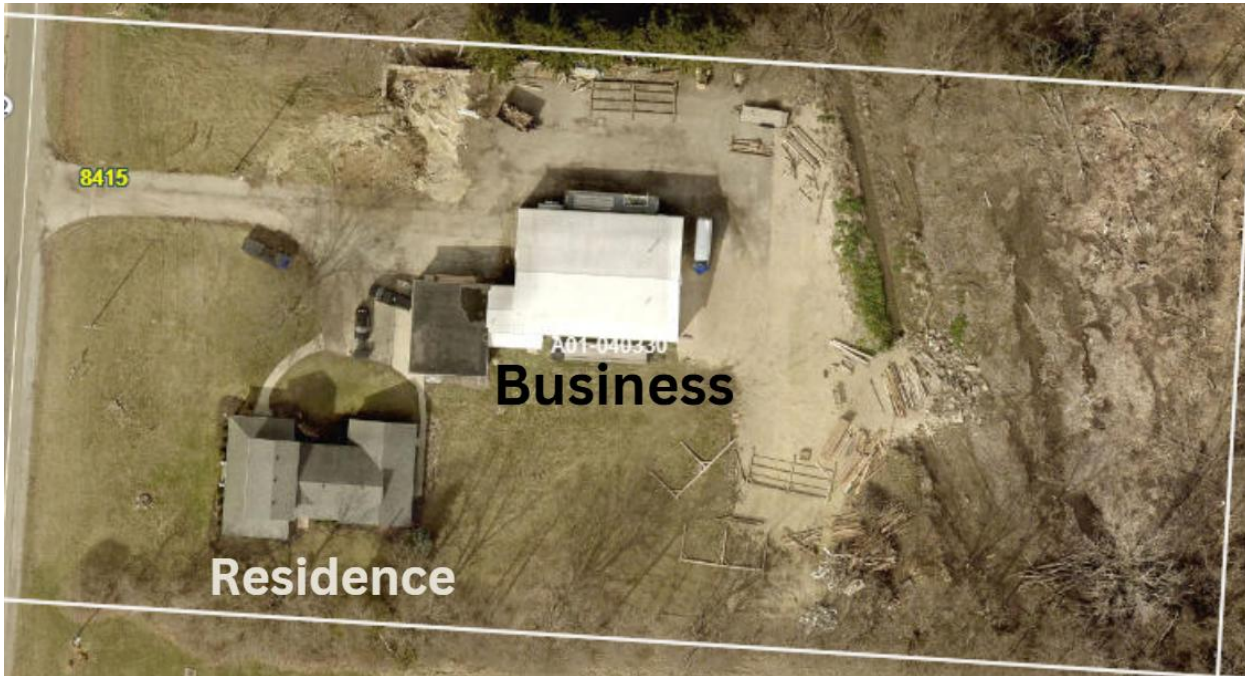


Exhibit D – Street View

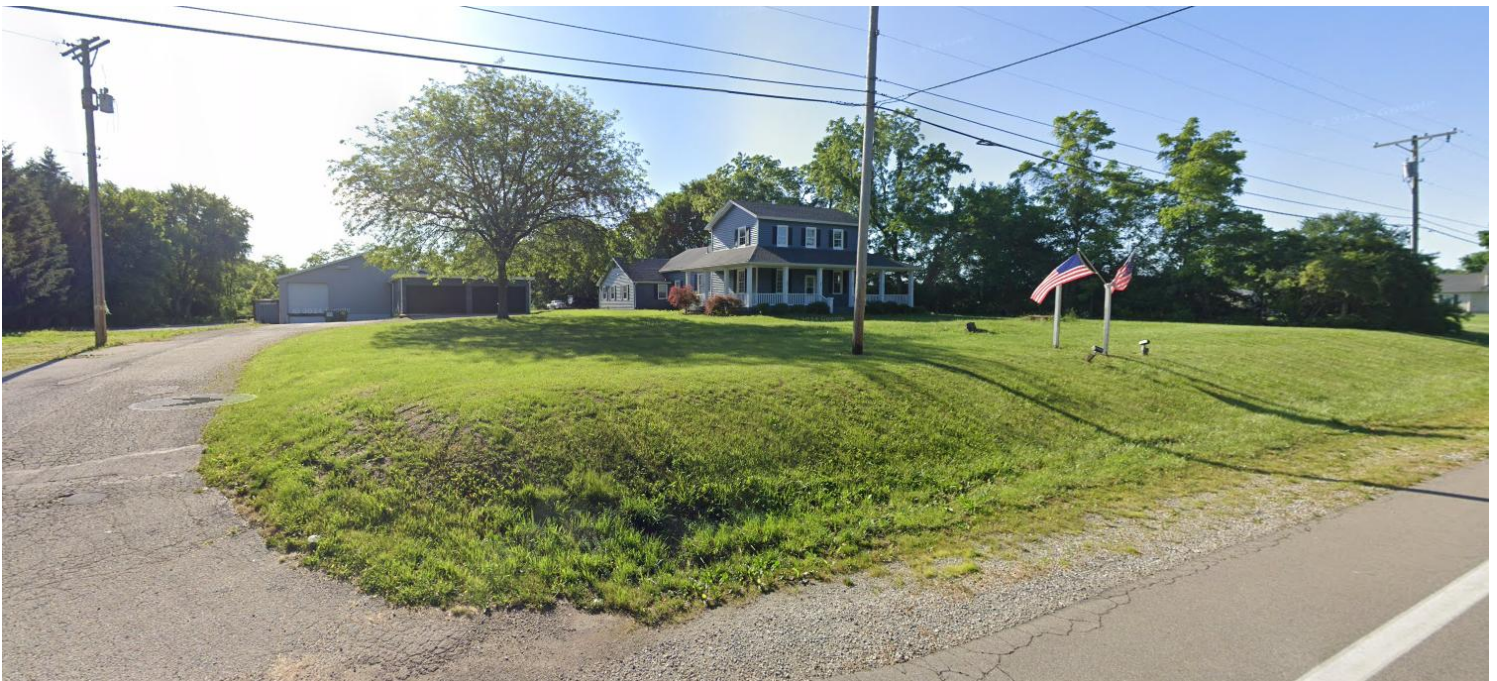


Exhibit E – Application



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 ZONING AMENDMENT

App. No.: **ZA-01-25**

SECTION I: PROPERTY INFORMATION

Property Location: <u>8415 S State Road 202 Tipp City, OH 45371</u>	Acreage: <u>3.0</u>
Section: _____ Town: _____ Range: _____	Parcel: <u>A01-048330</u>
Subdivision Name and Lot No.: _____	Zoning District: _____

SECTION II: APPLICANT INFORMATION

Applicant Name: <u>Samed Mamad</u>	Phone: <u>503-853-0530</u>
Address: <u>8415 S State Road 202</u> City, State: <u>Tipp City, OH</u>	Zip Code: <u>45371</u>
Property Owner: <u>Khamid Mamad</u>	Phone: _____
Address: <u>8415 S SR 202</u> City, State: <u>Tipp City</u>	Zip Code: <u>45371</u>

SECTION III: AREA TO BE AMENDED

Current Zoning: <u>R-1A44</u>
Current Use: _____
Proposed Zoning: <u>B-3</u>
Proposed Use: <u>PERSONAL SERVICES</u>
Description of Proposed Area To Be Rezoned:
<u>CrossFit Gym</u>

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE? Y N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? Y N
 SANITATION TO BE APPROVED BY:

- ☐ MIAMI COUNTY HEALTH DEPARTMENT ☐ OHIO E.P.A. (Pending) ☐ WAIVER

Note: The Zoning Inspector may require other information such as maps, plot plans, etc. in order to process this application.

The Applicant hereby certifies under penalty of perjury that he/she has read the information contained in the foregoing application and that it is true. Applicant further understands that he/she must comply with all requirements of the Bethel Township Zoning Resolution and all applicable statutes and resolutions of the State Of Ohio and Bethel Township.

[Signature] 02-13-25 [Signature] 02-13-2025
 Builder/Applicant Date Owner Date
 Only One Signature Required

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY:		DATE OF APPLICATION:
MIAMI CO. PLANNING COMM.	APPROVED DENIED MODIFIED	COMMENT:
BETHEL TWP. ZONING COMM.	PUBLIC HEARING:	PUBLIC NOTICE:
CHMN:	APPROVED DENIED MODIFIED	COMMENT:
BOARD OF TRUSTEES	PUBLIC HEARING:	PUBLIC NOTICE:
CLERK:	APPROVED DENIED MODIFIED	COMMENT:

MARCH 18, 2025

Bethel Township board of zoning appeals & zoning commission

Subject: Notice of public hearing, March 27th 2025 Case: CU-01-25 (Khamid Mamad).

Board of Zoning commission.

My wife, Patricia Morones and I, Philip Morones, have been residents of Golden Acres, 8365 St. route 202, since 1992. We bought our 12 acres when it was basically nothing but weeds. We labored for years to clear the land and today we continue to work to maintain a standard that is attractive to us and to the community. As a result, we have a concern over the potential approval of the rezoning of subject property to B3.

Our concerns are as follows.

1. If the intent of rezoning is to operate a business, the hours of operations should not be later than 5pm in the evening. This precludes undesired activities during family hours.
2. There should be no heavy trucks, or noisy vehicles after the intended business hours.
3. In respect to our privacy, we desire that a privacy fence be installed prior to the start of the intended business to block the site of vehicles, and business traffic.

In summary, if there are any questions about our concerns, please note that our interest is to maintain our property and live a private and quiet lifestyle.

Cordially,



Philip and Patricia Morones

8365 State Rt. 202 (tel. 937- 877- 0982)

Exhibit G – Parking



