



**Bethel Township Board of Trustees**

**July 15, 2025 at 6:00 P.M.**

**Public Hearing & Special Business Meeting Agenda**

- I. **CALL TO ORDER** Time: \_\_\_\_\_ Presiding: \_\_\_\_\_  
Roll call: Administrator Smith: \_\_\_\_\_ Fire Chief Cahill: \_\_\_\_\_ Fiscal Officer Ross: \_\_\_\_\_  
Trustee vanHaaren: \_\_\_\_\_ Trustee Reese: \_\_\_\_\_ Trustee Dick: \_\_\_\_\_  
Assistant to the Fiscal Officer Fortunato: \_\_\_\_\_
- II. **PLEDGE OF ALLEGIANCE**
- III. **PUBLIC HEARING**  
A Public Hearing scheduled for July 15, 2025 by the Bethel Township Trustees, Miami County for Case ZA-03-25: A request from Donna J Taylor, 6384 Heffner Rd, Tipp City, OH 45371 to re-zone Miami County Parcel ID# A01-015801 to R-1AAA Residence District. This is a 1.5 acre parcel, currently zoned I-1 Light Industrial.  
A. Comments by the applicant  
B. Comments by public  
C. Closure of public comments  
D. Closure of the public hearing
- IV. **ACTION ITEMS**  
A. **RESOLUTION #25-07-060:** A RESOLUTION APPROVING CASE ZA-03-25: A REQUEST FROM DONNA J TAYLOR, 6384 HEFFNER RD, TIPP CITY, OH 45371 TO RE-ZONE MIAMI COUNTY PARCEL ID# A01-015801 FROM I-1 TO R-1AAA RESIDENCE DISTRICT.  
Motioned by Trustee \_\_\_\_\_ Seconded by Trustee \_\_\_\_\_  
Vote: Trustee Dick: \_\_\_\_\_ Trustee vanHaaren: \_\_\_\_\_ Trustee Reese: \_\_\_\_\_
- V. **ADJOURNMENT** motioned by Trustee \_\_\_\_\_ Seconded by Trustee \_\_\_\_\_  
Vote: Trustee Dick: \_\_\_\_\_ Trustee vanHaaren: \_\_\_\_\_ Trustee Reese: \_\_\_\_\_  
Time: \_\_\_\_\_

# Case ZA-03-25

---

**Case: ZA-03-25:** : A request from Donna Taylor, 6384 E Heffner Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-015801 to R-1AAA. This is a 1.5 acre parcel currently zoned I-1.

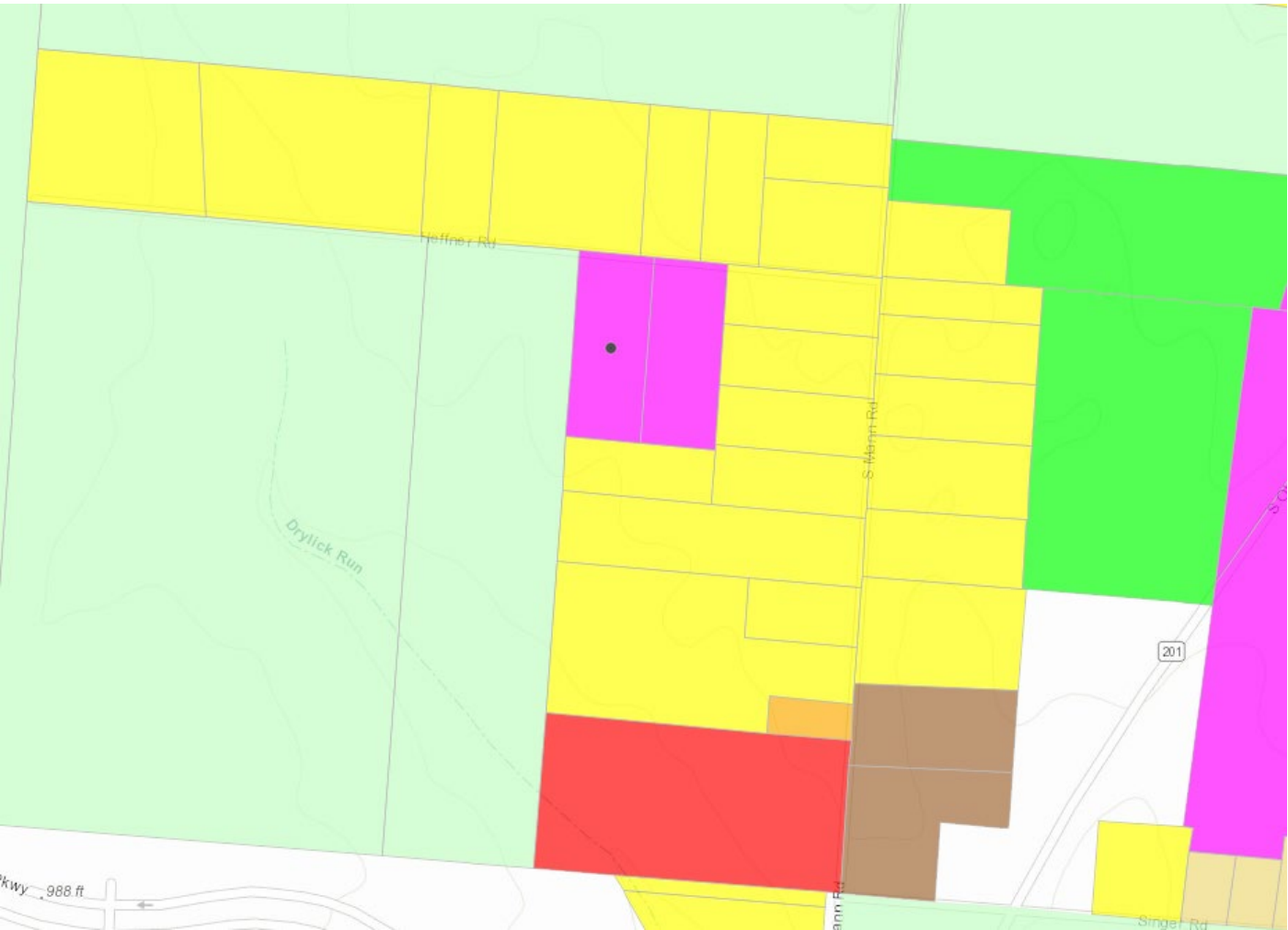
**GENERAL INFORMATION:**

Applicant/Property Owner:	Donna Taylor		
Property Address:	6384 E Heffner Rd Tipp City, OH 45371		
Current Zoning:	I-1 Light Industrial		
Location:	Third parcel to the west on the south side of Heffner Rd		
Existing Land Use:	Residential		
Bethel Land Use Plan:	Traditional Neighborhood		
Surrounding Land Use	North	R-1AAA-Single Family Residential	
	South	R-1AAA-Single Family Residential	
	East	I-1 Light Industrial	
	West	A-2 General Agriculture	
Road Frontage:	163'		
Exhibits:	<i>A – Bethel Township Zoning Map</i>		
	<i>B – GIS Aerial Vicinity Map</i>		
	<i>C – Street View</i>		
	<i>D- Application</i>		

**SPECIAL INFORMATION:**

Fire Department Information/Review:	N/A
Miami County Health District:	Property has access to water, but is on septic per Miami County Sanitary Engineering
County Planning Department:	Unanimous recommendation for approval

Exhibit A - Bethel Township Zoning Map





**Exhibit B – GIS Aerial Vicinity Map**



**Exhibit C – Street View**







**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-03-25

**SECTION I: PROPERTY INFORMATION**

Property Location: <u>6384 Heffner Rd</u>			Acreage: <u>1.5</u>
Section:	Town:	Range:	Parcel: <u>A01-015801</u>
Subdivision Name and Lot No.:			Zoning District:

**SECTION II: APPLICANT INFORMATION**

Applicant Name: <u>Donna J Taylor</u>		Phone: <u>386 416 8819</u>
Address: <u>6384 Heffner Rd</u>	City, State: <u>Tipp City OH</u>	Zip Code: <u>45371</u>
Property Owner: <u>same</u>		Phone:
Address:	City, State:	Zip Code:

**SECTION III: AREA TO BE AMENDED**

Current Zoning: <u>Light Industrial</u>
Current Use: <u>Residential</u>
Proposed Zoning: <u>Residential R-1AAA</u>
Proposed Use: <u>Residential</u>
Description of Proposed Area To Be Rezoned:
<u>6384 Heffner Rd</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.

Builder/Applicant \_\_\_\_\_ Date \_\_\_\_\_  
 Only One Signature Required

Donna J Taylor 5-19-25  
 Owner Date

**SECTION VII: ADMINISTRATIVE ACTION**

APPLICATION RECEIVED BY: <u>Cody Smith</u>	DATE OF APPLICATION: <u>5-19-25</u>
MIAMI CO. PLANNING COMM.	APPROVED DENIED MODIFIED
BETHEL TWP. ZONING COMM.	PUBLIC HEARING: <u>6/26</u>
CHMN:	APPROVED DENIED MODIFIED
BOARD OF TRUSTEES	PUBLIC HEARING:



**RESOLUTION #25-07-060**

**A RESOLUTION APPROVING CASE ZA-03-25:  
A REQUEST FROM DONNA J TAYLOR, 6384 HEFFNER RD, TIPP CITY, OH 45371  
TO RE-ZONE MIAMI COUNTY PARCEL ID# A01-015801 FROM I-1 TO R-1AAA RESIDENCE DISTRICT**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 15th day of July, 2025 with the following Trustees being present: Kama Dick, Julie Reese, and Beth vanHaaren.

Trustee \_\_\_\_\_ **moved for the adoption** of the following resolution:

**WHEREAS**, a request has been made by from Donna J Taylor, 6384 Heffner Rd, Tipp City, OH 45371 to re-zone Miami County Parcel ID# A01-015801 from I-1 Light Industrial to R-1AAA Residence District; **AND**

**WHEREAS**, the owner is proposing to re-zone for the purpose of selling the parcel for residential use; **AND**

**WHEREAS**, the rezoning is contingent on the Bethel Township Board of Zoning Appeals approval for all variances requested

1. V-11-25: A variance to allow for a 1.5 acre R-1AAA parcel. *Bethel Township Zoning Resolution section 5.05: Residential/Septic - 3 Acre lot minimum Single Family Dwelling*
2. V-12-25: A variance to allow for 163' of road frontage. *Section 5.05- Minimum Lot Width and Frontage-200 feet (contiguous)*
3. V-13-25: A variance for a side setback of 11'. *Section 5.05-Minimum Side Yard Setback 20'*
4. V-14-25: A variance for a residence of 1344 sq. ft. *Section 5.05-Minimum Floor Area for Residential Uses-1500 sq. ft.*
5. V-15-25: A variance to allow for an additional 1720 sq. ft. in overage for an accessory building. *Section 30.05G-1.5 acre parcel 1400 sq. ft. maximum accessory building floor area; AND*

**WHEREAS**, the Bethel Township Board of Zoning Appeals voted to approve all variances requested; **AND**

**WHEREAS**, the Miami County Planning Commission unanimously recommended approval of the proposed rezoning; **AND**

**WHEREAS**, the Bethel Township Zoning Commission recommended approval of the proposed rezoning. **THEREFORE**

**BE IT RESOLVED**, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case ZA-03-25, a request from Donna J Taylor, 6384 Heffner Rd, Tipp City, OH 45371 to re-zone Miami County Parcel ID# A01-015801 from I-1 to R-1AAA be approved.

Trustee \_\_\_\_\_ **seconded** the motion and the Board voted as follows upon roll call:

<b>Vote:</b>	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Beth vanHaaren	_____	_____

**Attest:** \_\_\_\_\_  
Rhonda Ross, Fiscal Officer  
Bethel Township, Miami County, Ohio