



Bethel Township, Miami County, Ohio Board of Zoning Appeals
Thursday, June 25, 2026 – 6:30 P.M. Agenda
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio

- 1. Call to Order: Time: Presiding: Roll call: Ms. Hughes: Ms. Kiplinger: Mr. Leskowich: Ms. O'Quinn: Mr. Staudter: Mr. Mannheim: Mr. Statesman:

2. Board and Township Staff Introductions

Board members: Donna Hughes, Jim Leskowich, Rachael Kiplinger, Nikki O'Quinn, Zach Staudter
Alternates: Pete Mannheim, Michael Statesman
Staff Member: Arthur Franklin, Planning & Zoning Director & Cathy Fortunato, Zoning Secretary

3. New Business

Review of BZA procedures (opening statement)

Case: V-02-26: A request from KFDR LLC for a lot size variance of 0.5 acres after splitting it off from a 15.283 acre parcel zoned A-2. Parcel address is 6445 US 40, Tipp City, OH. Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot area is 1-acre for a sewer system. A second variance is being requested for a 100' road frontage. Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot frontage is 200' contiguous. A third variance is being requested for a 16' side setback. Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum side yard setback is 20'. The lot split is contingent upon approval of all 3 variances. Miami County parcel ID# A01-046200.

Motion to approve by Seconed by
Vote: Ms. Hughes: Ms. Kiplinger: Mr. Leskowich:
Ms. O'Quinn: Mr. Staudter: Mr. Mannheim:
Mr. Statesman:

4. Old Business

April 23, 2026 meeting minutes

Motion to approve by Seconed by
Vote: Ms. Hughes: Ms. Kiplinger: Mr. Leskowich:
Ms. O'Quinn: Mr. Staudter: Mr. Mannheim:
Mr. Statesman:

5. Other

Communications and Reports

- Bethel Township is looking for BZA and ZC volunteers

Board of Zoning Appeals Comments

6. **Adjournment**

Motion to adjourn by _____ Seconded by _____

Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskowich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

Time: _____

BZA Case V-03-26

Case: V-02-26: A request from KFDR LLC for a lot size variance of 0.5 acres after splitting it off from a 15.283 acre parcel zoned A-2. Parcel address is 6445 US 40, Tipp City, OH. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot area is 1-acre for a sewer system.* A second variance is being requested for a 100' road frontage. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot frontage is 200' contiguous.* A third variance is being requested for a 16' side setback. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum side yard setback is 20'.* The lot split is contingent upon approval of all 3 variances. Miami County parcel ID# A01-046200.

GENERAL INFORMATION:

Applicant/Property Owner: KFDR LLC by Stephen D. Landes

Property Address: 6445 US 40, Tipp City, OH

Current Zoning: A-2 Agricultural District

Location: 8th parcel west of N 5th St on the north side of US 40

Existing Land Use: Agricultural /Residential

Bethel Land Use Plan: Rural Residential

Surrounding Land Use

North	A-2 General Agricultural District & R-1AAA Residence District
South	A-2 General Agricultural District
East	R-1AAA Residence District
West	A-2 General Agricultural District

Road Frontage: 100'

Exhibits:

- A – Bethel Township Zoning Map
- B – Aerial Vicinity Map
- C – Aerial With Proposed Lot Split
- D - Application

SPECIAL INFORMATION:

Fire Dept Information/Review: N/A

Miami County Health District: N/A

County Planning Department: Unanimously recommended approval of rezoning to R-1AAA 5/19/26

Bethel Twp Zoning Commission: Unanimously recommended approval of rezoning to R-1AAA 5/28/26 if variances are granted

Bethel Twp Trustees: Unanimously recommended approval of rezoning to R-1AAA 6/9/26 if variances are granted

PRIOR ZONING CASES:

6/4/2018 Zoning Certificate ZC-16-18 Sign permit on A-2, along US 40, roughly in the center of the lot's east-west boundaries.

Exhibit A – Bethel Township Zoning Map

JS Route 40, Tipp City, OH

search results for 6445 US Rout...

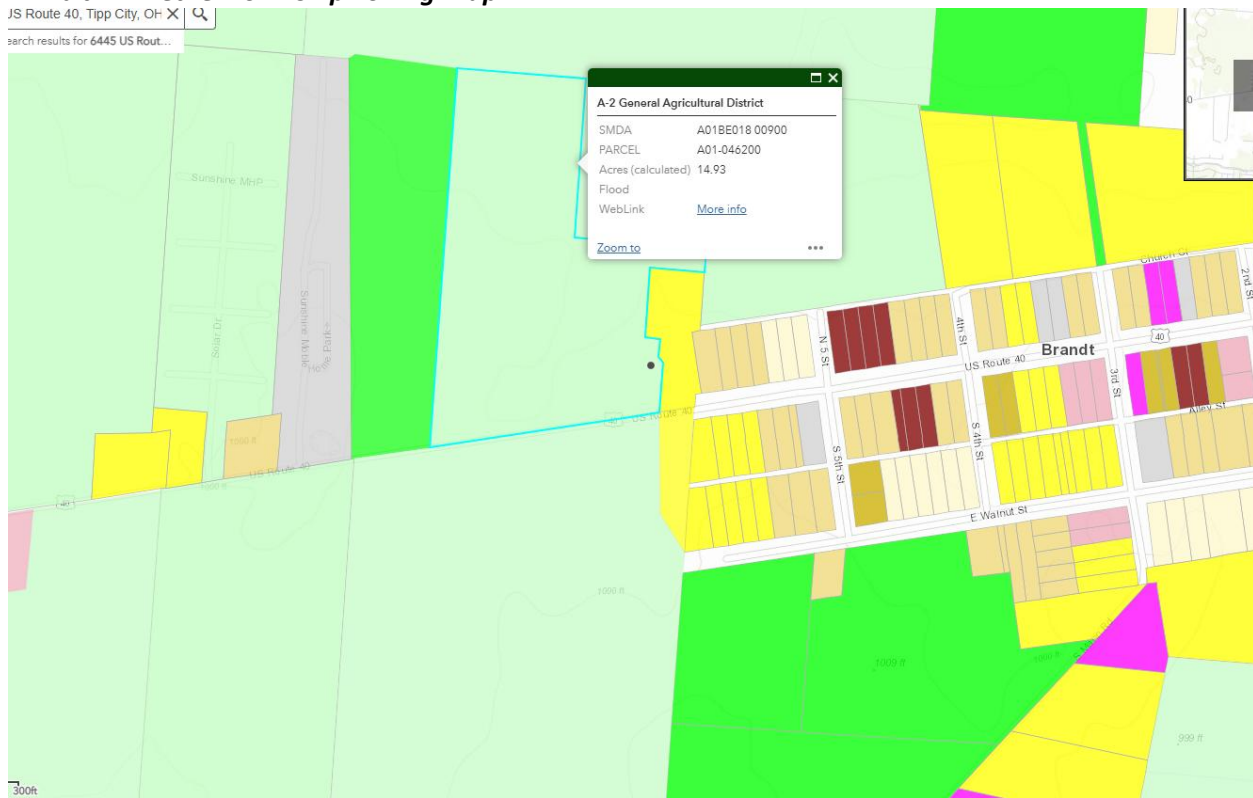


Exhibit B – Aerial Vicinity Map

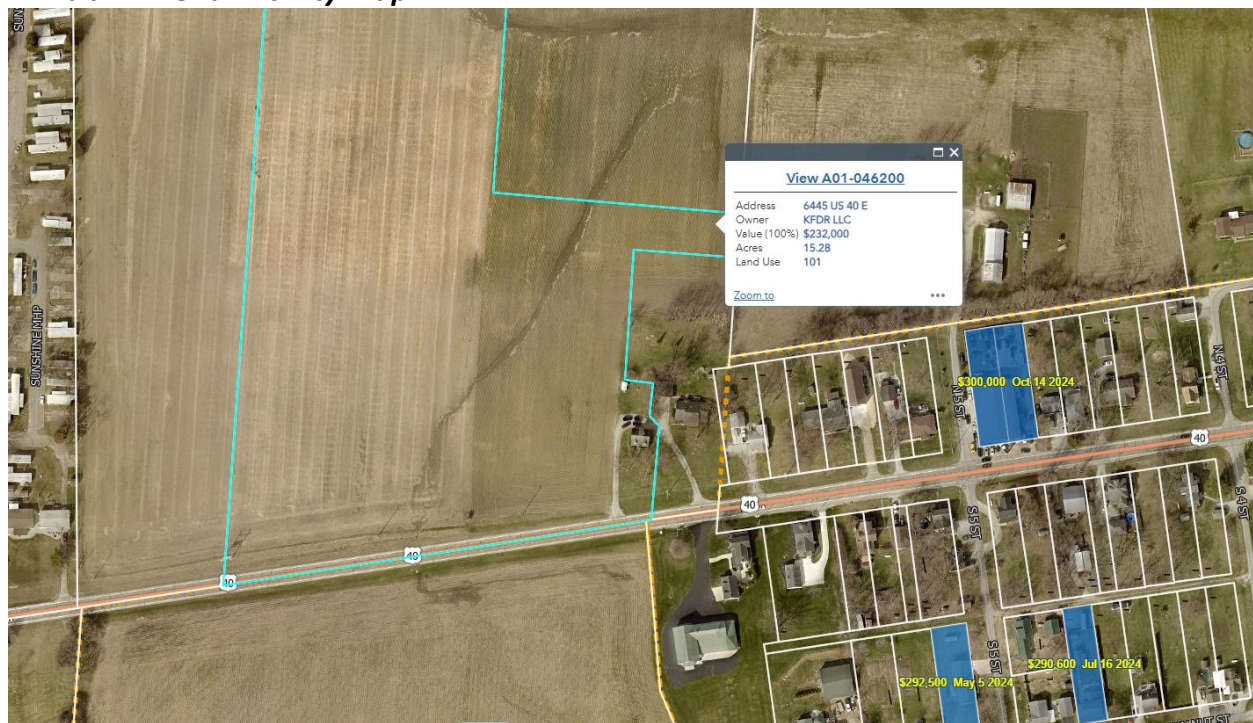


Exhibit C – Aerial With Proposed Lot Split



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 ZONING AMENDMENT

App. No.: ZA-02-26

SECTION I: PROPERTY INFORMATION

Property Location: 8445 US 40 Tipp City, OH	Acreage: 15.283
Section: 14 Town: 2 Range: 9	Parcel: A01-045200
Subdivision Name and Lot No.:	Zoning District: A-2

SECTION II: APPLICANT INFORMATION

Applicant Name: KFDR LLC by Stephen D. Landes	Phone: 937.271.5239
Address: 8490 Ross Rd	City, State: New Carlisle Zip Code: 45344
Property Owner: KFDR LLC	Phone:
Address: 8490 Ross Rd	City, State: New Carlisle Zip Code: 45344

SECTION III: AREA TO BE AMENDED

Current Zoning: Agriculture
Current Use: Homesite and Cropland

Proposed Zoning: Homesite: R1AAA (currently on Miami County Water and Sewer). Remainder: Agriculture
Proposed Use: Unchanged: Homesite and Cropland

Description of Proposed Area To Be Rezoned: Please see 1 page attached.

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE N PUBLIC SEWER AVAILABLE N HYDRANTS WITHIN 500' N
 SANITATION ~~IS~~ 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.

Stephen D. Landes 4-10-26 KFDR LLC BY: *Stephen D. Landes* MEMBER 4-10-26
 Builder/Applicant Date Owner Date

Only One Signature Required

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY: STEPHEN D. LANDES	DATE OF APPLICATION: 4-10-26
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:

April 10, 2026

KFDR LLC

Property owner wishes to separate the 1930's era home from the 15+/- acres of cropland in the parcel with minimal impact to the cropland.

- This home site is unique, being 15.283 acres in a neighborhood where the typical parcel is .23 acres. Many homes are built on two parcels (.46 acres)
- Literal interpretation of the zoning resolution would create a 1 acre parcel. To do so would unnecessarily impact the crop farming of the remaining acreage. (this property is currently serviced by Miami County water and sewer)
- The special conditions do not result from previous actions of the applicant.
- The proposed .50 acre lot with 100' of frontage conforms nicely to the neighborhood. This is the minimum variance that will allow a reasonable use of both the land and home site.

Thank you for your consideration.

Stephen Landes,

Member