



Bethel Township, Miami County, Ohio Board of Zoning Appeals
Thursday, October 1, 2026 – 6:30 P.M. Agenda
Covenant Life Church, 6805 US Route 40, Tipp City, Ohio

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

2. **New Business**

Review of BZA procedures (opening statement)

Case: CU-02-26: A request from Bambi Pierson (Pierson Accounting Service, Inc.) to allow the operation of Pierson Accounting Service, Inc. as a conditional use at 4390 Lisa Drive, parcel ID# A01-087292 for the purpose of an accounting office. *Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined: “Professional Services” are defined as any office or place of business which engage in providing to the general public services of a professional nature, such as, but not limited to, legal, engineering, medical, dental, **accounting**, real estate agencies, architectural, contractors, tradesmen, exterminators, landscape architectural services, learning centers and other similar professions including therapeutic massage and chiropractors.*

Motion to approve by _____ Seconded by _____
Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
Ms. O'Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Mr. Statesman: _____

Case: CU-03-26: A request from Kimberly Riviello (Cottonwood Lane Events) to allow the operation of an “Event” venue as a conditional use at the address located at 4925 US 40 E, parcel ID# A01-043820. “Event” venues are listed in A-2 General Agricultural Districts in Bethel Township as a conditional use. Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined, “Events” are defined as an activity or gathering which meets any of the following criteria:

1. *Use of or impact/encroachment on any city street, sidewalk, alley or other right-of-way area (which includes any indirect impact that will affect the flow of typical vehicular or pedestrian traffic).*
2. *Is likely to draw a crowd to a venue not properly suited and has the potential to require special accommodations, regulations, traffic control devices or public service personnel.*
3. *Presence or participation of any for-profit or non-profit vendor that intends to make a sale, advertise for sale, solicit sales, offer for sale, distribute business/organizational information, or provides a service or offer/advertise to provide a service.*
4. *Including, but not limited to, weddings and receptions, car show, motorcycle shows, club gatherings, church gatherings, school gatherings, concerts, and seasonal parties.*

Motion to approve by _____ Seconded by _____

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

Case: CU-04-26: A request from Rita Konicki (Doll Layman Ltd.) to allow the operation of Doll Layman Ltd. as a conditional use at 4195 Gibson Dr., parcel ID# A01-085371 for the purpose of clerical office space. *Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined: "Professional Services" are defined as any office or place of business which engage in providing to the general public services of a professional nature, such as, but not limited to, legal, engineering, medical, dental, accounting, real estate agencies, architectural, contractors, tradesmen, exterminators, landscape architectural services, learning centers and other similar professions including therapeutic massage and chiropractors.*

Motion to approve by _____ Seconded by _____

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

Case: CU-05-26: The applicant is requesting a Conditional Use (Truck and Heavy Equipment Service). Parcel address is 8760 ST RT 201, Tipp City, OH, Parcel ID# A01-048500. *Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined: A Conditional Use is a use that is permitted in a district only if a conditional use permit is expressly authorized by the Board of Zoning Appeals in accordance with the provisions in this Zoning Resolution. Additionally, a Conditional Use Permit is issued by the Board of Appeals to allow certain specific developments that would not otherwise be allowed in that particular zoning district where the land is located, if certain conditions are met.*

.Motion to approve by _____ Seconded by _____

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

Case: V-08-26: A request from Dan Wyckoff DbA Watermark for 2 variances. Parcel address is 8760 ST RT 201, Tipp City, OH, Parcel ID# A01-048500. The first request is a variance from the limit of 15 parking spaces permitted to allow a total of 66 parking spaces. *Per Bethel Township Zoning Resolution Article 35, Section 35.05 Required Off-Street Parking: Truck and Heavy Equipment Service One (1) space for each service bay plus one (1) space for each 200 square feet of office space.* The second request is a variance requesting setback relief from the required setback of 20 feet. *Per Bethel Township Zoning Resolution Article 12, Section 12.05 Lot Development Standards: The minimum side yard setback is 20 feet.*

Motion to approve by _____ Seconded by _____

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

Case: V-09-26: A request from Jason McCoy to appeal the decision of the Bethel Township Planning & Zoning Administrator. Parcel address is 4150 Gibson Dr. Tipp City, OH, Parcel ID# A01-085385. On July 24, 2026, the applicant submitted application #ZC-22-26 to obtain a zoning certificate to operate as contractor's yard. The application was denied due to unpermitted structures (violations) on the property. *Per Bethel Township Zoning Resolution Article 2, Section 2.07(D) (3) (c) Zoning Certificate. If the application is denied, the applicant may submit a revised application and sketch plan for review in accordance with the review procedure, or the applicant may appeal the decision to the Board of Zoning Appeals in accordance with Section 2.05 A. 1, Administrative Review, of this Zoning Resolution.*

Motion to approve by _____ Seconded by _____

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

3. **Old Business**

August 27, 2026 meeting minutes

Motion to approve by _____ Seconded by _____

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

5. **Other**

Communications and Reports

- Bethel Township is looking for BZA & ZC volunteers
- Possible additional meetings

6. **Adjournment**

Motion to adjourn by _____ Seconded by _____

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

Time: _____

BZA Case CU-02-26

Case: CU-02-26: A request from Bambi Pierson (Pierson Accounting Service, Inc.) to allow the operation of Pierson Accounting Service, Inc. as a conditional use at 4390 Lisa Drive, parcel ID# A01-087292 for the purpose of an accounting office. *Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined: “Professional Services” are defined as any office or place of business which engage in providing to the general public services of a professional nature, such as, but not limited to, legal, engineering, medical, dental, **accounting**, real estate agencies, architectural, contractors, tradesmen, exterminators, landscape architectural services, learning centers and other similar professions including therapeutic massage and chiropractors.*

GENERAL INFORMATION

Applicant:	Bambi Pierson (Pierson Accounting Service, Inc.)	
Property Address:	4390 Lisa Drive	
Existing Land Use:	I-1 Light Industrial	
Bethel Land Use Plan:	Industrial	
Surrounding Land Use	North	I-1 Light Industrial
	South	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial
Acreage:	0.71	
Exhibits:	A – Bethel Township Zoning Map	
	B – Auditor’s Map	
	C – Street View	
	D – Application	
Prior Zoning Cases:	None in file	

Exhibit A - Bethel Township Zoning Map

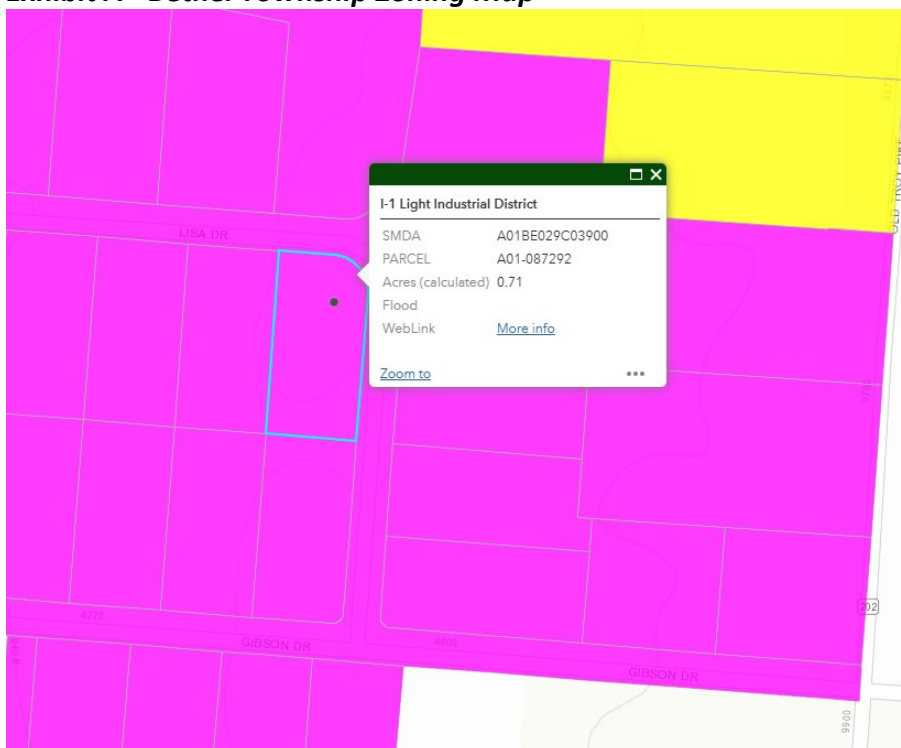


Exhibit B – Auditor’s Map

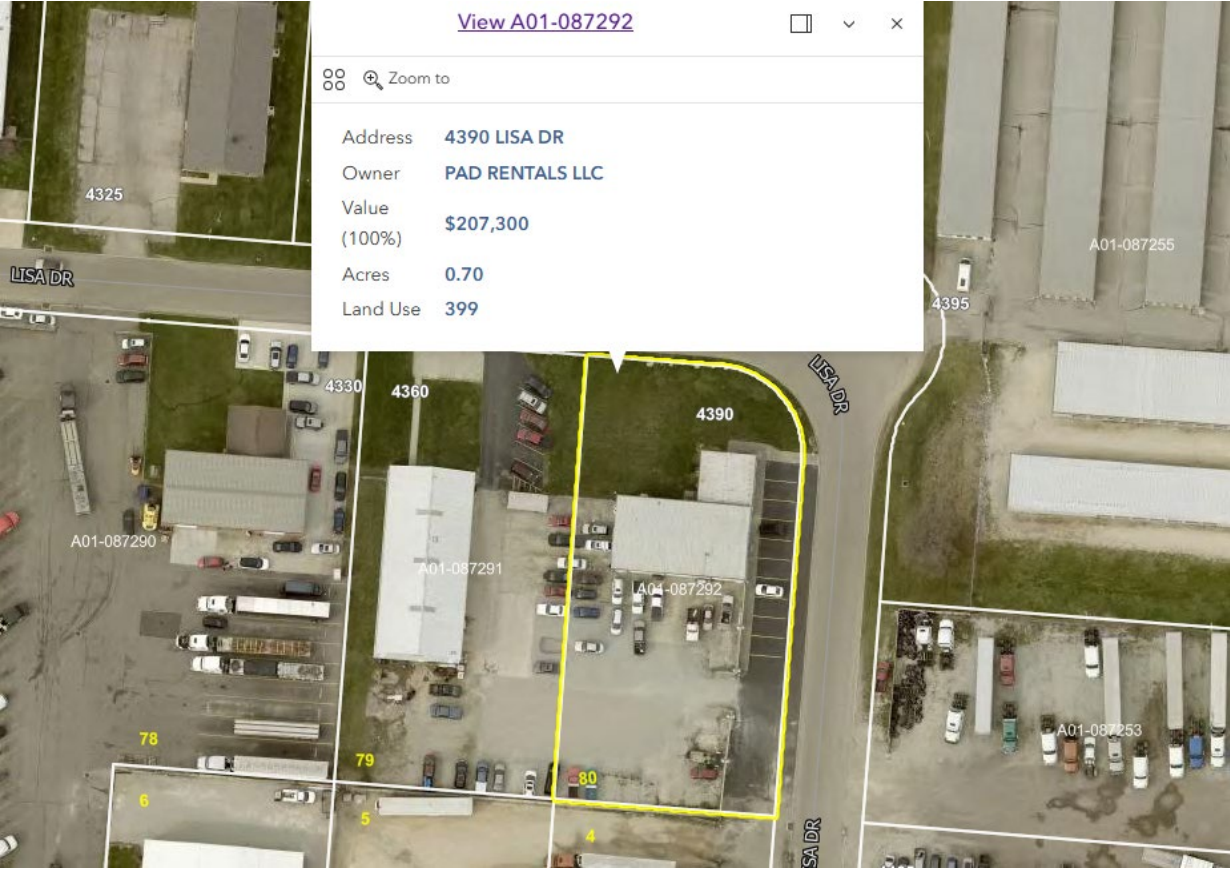


Exhibit C – Street View





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 A CONDITIONAL USE App. No.: CU- 02-26

SECTION I: PROPERTY INFORMATION

Property Address: 4390 LISA DR	Acreage: .70
Section: 25 Town: 2 Range: 9	Parcel: A01-087292
Subdivision Name and Lot No.: WILEY INDUSTRIAL	Zoning District: I-1

SECTION II: APPLICANT INFORMATION

Applicant Name: Pearson Accounting Services Inc	Phone: 937-443-7254 cell
Address: 4390 Lisa Dr	City, State: Tipp City OH
Property Owner: PAD Rentals (Jack Duty)	Zip Code: 45371
Address: 4390 Lisa Dr	Phone: 937-667-4186
City, State: Tipp City OH	Zip Code: 45371
Contractor Name:	Phone:
Address:	City, State:
	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: accounting office

EXISTING USE OF PROPERTY: accounting office

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.

OFFICE SPACE (ACCOUNTING) → NO EFFECT ON ADJOINING PROPERTIES

Bambi Peirline 8/20/26 Contractor/Applicant Date
 Jack Duty 8/20/26 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.

OFFICE SPACE (ACCOUNTING)

BZA Case CU-03-26

Case: CU-03-26: A request from Kimberly Riviello (Cottonwood Lane Events) to allow the operation of an “Event” venue as a conditional use at the address located at 4925 US 40 E, parcel ID# A01-043820. “Event” venues are listed in A-2 General Agricultural Districts in Bethel Township as a conditional use. Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined, “Events” are defined as an activity or gathering which meets any of the following criteria:

- 1. Use of or impact/encroachment on any city street, sidewalk, alley or other right-of-way area (which includes any indirect impact that will affect the flow of typical vehicular or pedestrian traffic).
- 2. Is likely to draw a crowd to a venue not properly suited and has the potential to require special accommodations, regulations, traffic control devices or public service personnel.
- 3. Presence or participation of any for-profit or non-profit vendor that intends to make a sale, advertise for sale, solicit sales, offer for sale, distribute business/organizational information, or provides a service or offer/advertise to provide a service.
- 4. Including, but not limited to, weddings and receptions, car show, motorcycle shows, club gatherings, church gatherings, school gatherings, concerts, and seasonal parties.

GENERAL INFORMATION

Applicant:	Kimberly Riviello (Cottonwood Lane Events)	
Property Address:	4925 US 40	
Existing Land Use:	A-2 General Agricultural	
Bethel Land Use Plan:	Office/Residential	
Surrounding Land Use	North	A-2 General Agricultural
	South	A-2 General Agricultural
	East	A-2 General Agricultural
	West	A-2 General Agricultural
Acreage:	5.06	
Exhibits:	A – Bethel Township Zoning Map	
	B – Auditor’s Map	
	C – Street View	
	D – Application	
Prior Zoning Cases:	None in file	

Exhibit A - Bethel Township Zoning Map

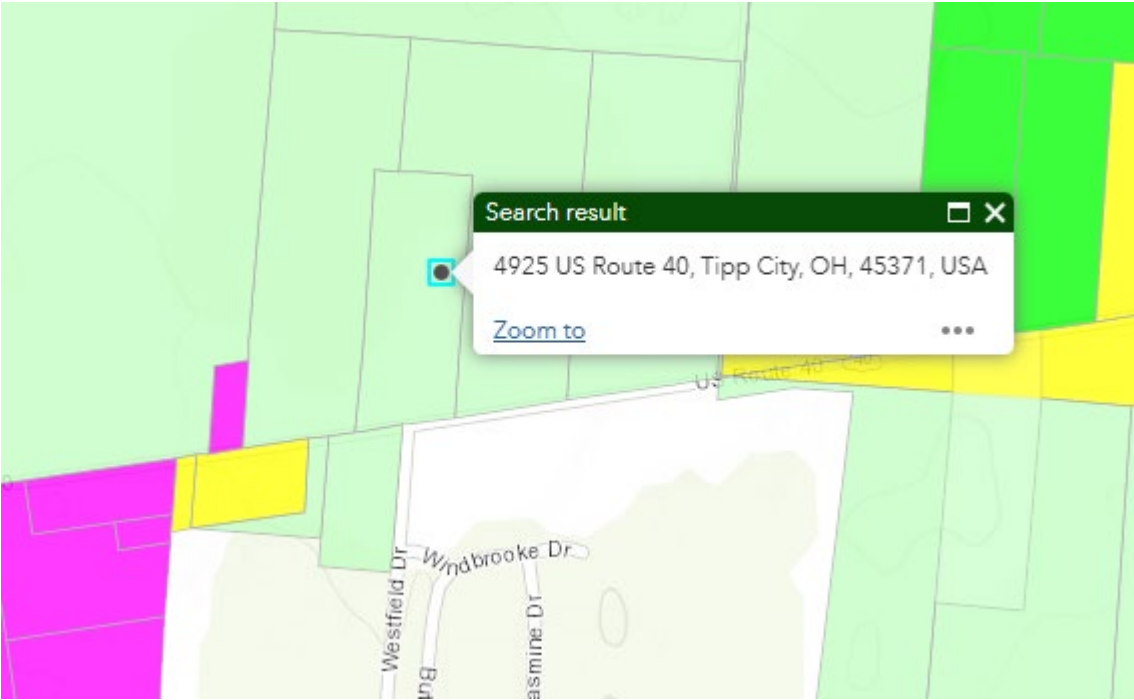


Exhibit B – Auditor’s Map



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- 03-26

SECTION I: PROPERTY INFORMATION

Property Address: 4925 US RT 40 TIPP CITY OHIO 45371	Acreage: 5.002
Section: 19 Town: TIPP CITY Range:	Parcel: A01-043820
Subdivision Name and Lot No.: BETHEL TWP	Zoning District: A-2

SECTION II: APPLICANT INFORMATION

Applicant Name: COTTONWOOD LANE EVENTS	Phone: 937 287 8178
Address: 4925 US RT 40 City, State: TIPP CITY OHIO	Zip Code: 45371
Property Owner: Kimberly Riviello/Kennie Phillips	Phone: 937 287 8178
Address: 5165 US RT 40 City, State: TIPP CITY OH	Zip Code: 45371
Contractor Name:	Phone:
Address:	City, State:
	Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: EVENTS
 EXISTING USE OF PROPERTY: _____

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.

Cottonwood Lane Events will be used for community and private events.
Approximate hours will be available from 9a to 11pm. Poss. live music
will be involved with events and catering trucks.
Home will be used for events with additional use of barn once renovated.

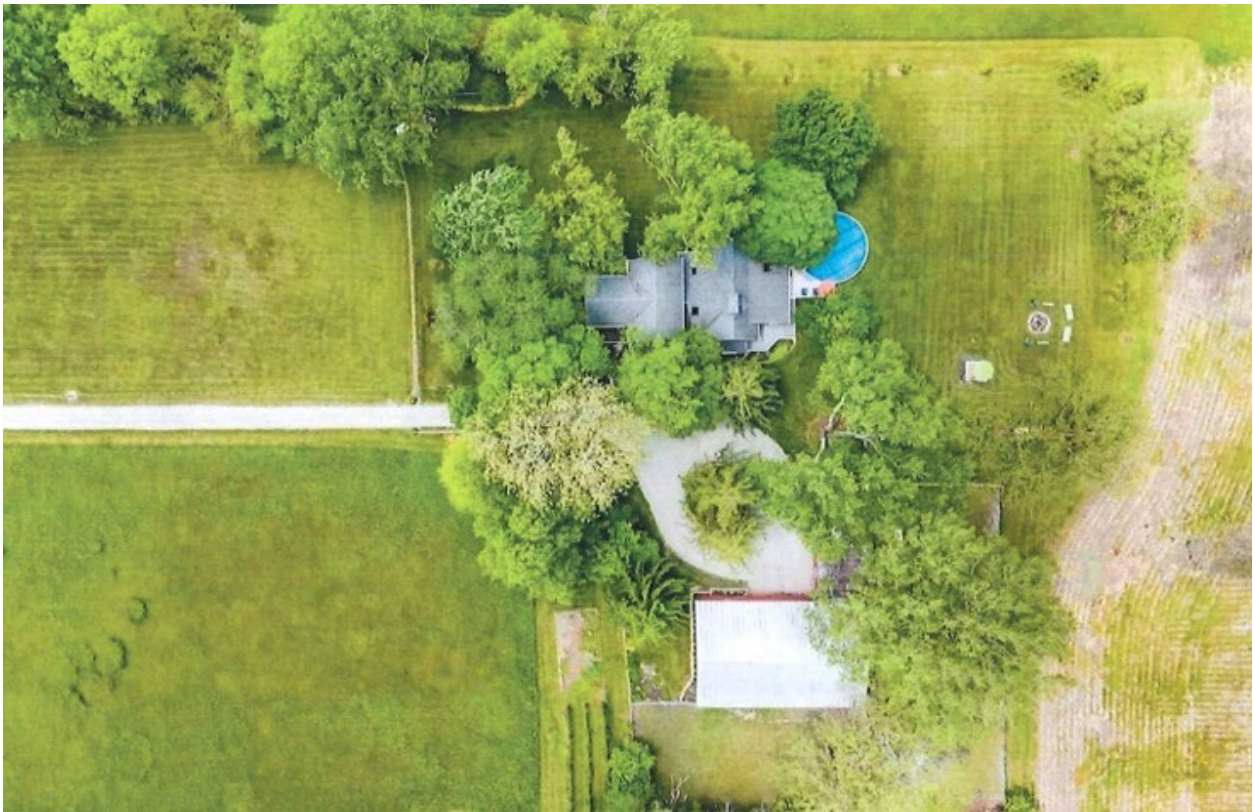
K. Riviello 8/20/24 K. Riviello 8/20/24
 Contractor/Applicant Date Owner Date

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 Attached





Current Barn



BZA Case CU-04-26

Case: CU-04-26: A request from Rita Konicki (Doll Layman Ltd.) to allow the operation of Doll Layman Ltd. as a conditional use at 4195 Gibson Dr., parcel ID# A01-085371 for the purpose of clerical office space. *Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined: “Professional Services” are defined as any office or place of business which engage in providing to the general public services of a professional nature, such as, but not limited to, legal, engineering, medical, dental, accounting, real estate agencies, architectural, contractors, tradesmen, exterminators, landscape architectural services, learning centers and other similar professions including therapeutic massage and chiropractors.*

GENERAL INFORMATION

Applicant:	Rita Konicki (Doll Layman Ltd.)	
Property Address:	4195 Gibson Drive	
Existing Land Use:	I-1 Light Industrial	
Surrounding Land Use	North	I-1 Light Industrial
	South	I-1 Light Industrial
	East	I-1 Light Industrial
	West	I-1 Light Industrial
Acreage:	0.72	
Exhibits:	A – Auditor’s Map	
	B – Street View	
	C – Application	

Exhibit A – Auditor’s Map

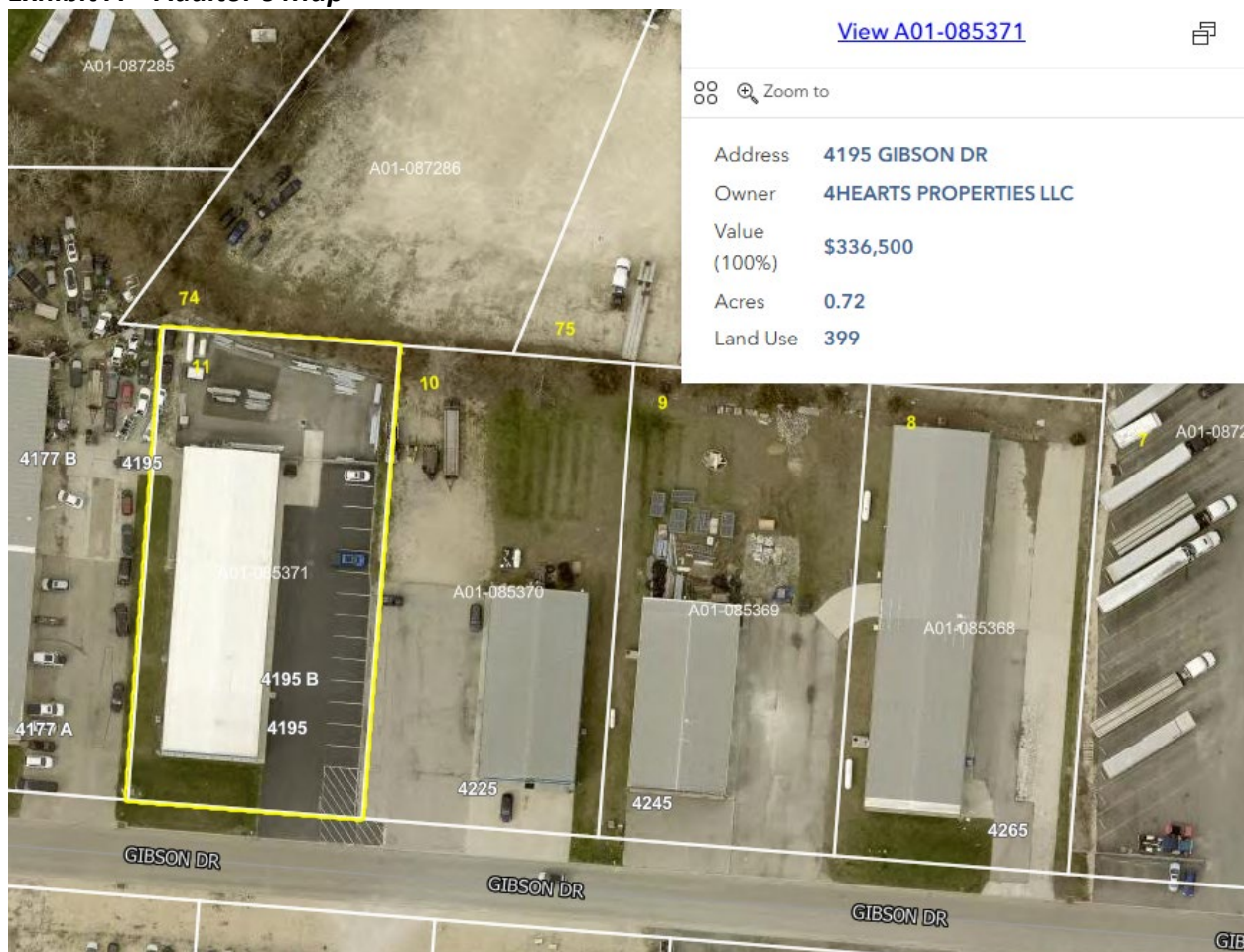


Exhibit B – Street View



Exhibit C - 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-04-26

SECTION I: PROPERTY INFORMATION

Property Address: 4195 GIBSON DR TIPP CITY OH 45371	Acreage: .72
Section: 25 Town: 2 Range: 9	Parcel: A01-085371
Subdivision Name and Lot No.: WILFY	Zoning District: E-1

SECTION II: APPLICANT INFORMATION

Applicant Name: RITA KONICKI (DOU LAYMAN LTD)	Phone: 937 667 4544
Address: 4195 GIBSON DR City, State: TIPP CITY	Zip Code: 45371
Property Owner: 4 HEARTS PROPERTIES INC	Phone: " "
Address: " " City, State: " "	Zip Code: " "
Contractor Name:	Phone:
Address:	City, State: Zip Code:

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: OFFICE SPACE
EXISTING USE OF PROPERTY: OFFICE SPACE

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.

OFFICE SPACE (CLEARANCE FOR OPERATION - WASTE WATER PLANTS)

Rita Konicki 8/31/26
Contractor/Applicant Date

Rita Konicki 8/31/26
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.

BZA Case CU-05-26

Case: CU-05-26: The applicant is requesting a Conditional Use (Truck and Heavy Equipment Service). Parcel address is 8760 ST RT 201, Tipp City, OH, Parcel ID# A01-048500. *Per Bethel Township Zoning Resolution Article 3, Section 3.02 Words and Terms Defined: A Conditional Use is a use that is permitted in a district only if a conditional use permit is expressly authorized by the Board of Zoning Appeals in accordance with the provisions in this Zoning Resolution. Additionally, a Conditional Use Permit is issued by the Board of Appeals to allow certain specific developments that would not otherwise be allowed in that particular zoning district where the land is located, if certain conditions are met.*

GENERAL INFORMATION

Applicant:	Dan Wyckoff DbA Watermark	
Property Address:	8760 SR 201	
Existing Land Use:	I-1 Light Industrial	
Bethel Land Use Plan:	Rural Settlement	
Surrounding Land Use	North	I-1 Light Industrial
	South	I-1 Light Industrial
	East	I-1 Light Industrial
	West	R-1AAA Single Family Residential
Acreage:	3.465	
Road Frontage:	0' (zero feet)	
Exhibits:	A – Auditor’s Map	
	B – Street View	
	C – Application	

Auditor’s Map



[View A01-048500](#)

Zoom to

Address	8760 SR 201
Owner	SARACH LLC
Value (100%)	\$388,000
Acres	3.47
Land Use	399

Exhibit B – Street View



Exhibit C – 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-**

SECTION I: PROPERTY INFORMATION

Property Address: 8760 S.R. 201	Acreage: 3.47
Section: 9	Parcel: E CEN PT SE
Town: 2	
Range: 14	
Subdivision Name and Lot No.:	Zoning District: I-1

SECTION II: APPLICANT INFORMATION

Applicant Name: Dan Wyckoff DBA Watermark	Phone: 937-469-2010
Address: 500 Judith Drive	City, State: Kettering, Ohio
Property Owner: Sarach LLC	Zip Code: 45429
Address: 2789 Blueflag Street	Phone: 937-829-2140
City, State: Tipp City, Ohio	Zip Code: 45371
Contractor Name: TBD	Phone:
Address:	Zip Code:
City, State:	

SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Truck and heavy equipment service

EXISTING USE OF PROPERTY: Commercial storage of boats

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 intend to improve the appearance of the property while following the existing zoning requirements for proper setbacks, screening, lighting and pavement.

All trucks will be owned and maintained by Sarach. All servicing of vehicles will be done within the buildings, thus reducing the transmission of noise and fumes.

All new lighting will have cutoff lenses to minimize light spillage onto adjacent properties while providing greater security within the boundaries of the property.

While the neighboring I-1 storage facilities will have low occupants at any given time, we intend on maintaining the existing tree line along the Western property

line to screen views into the site from the residential parcel to the West and respect any future development there.

Dan Wyckoff
 Watermark
 September 3, 2026

Contractor/Applicant Date

Kirmon
 Kirmon Khallov
 September 3, 2026

Owner Date

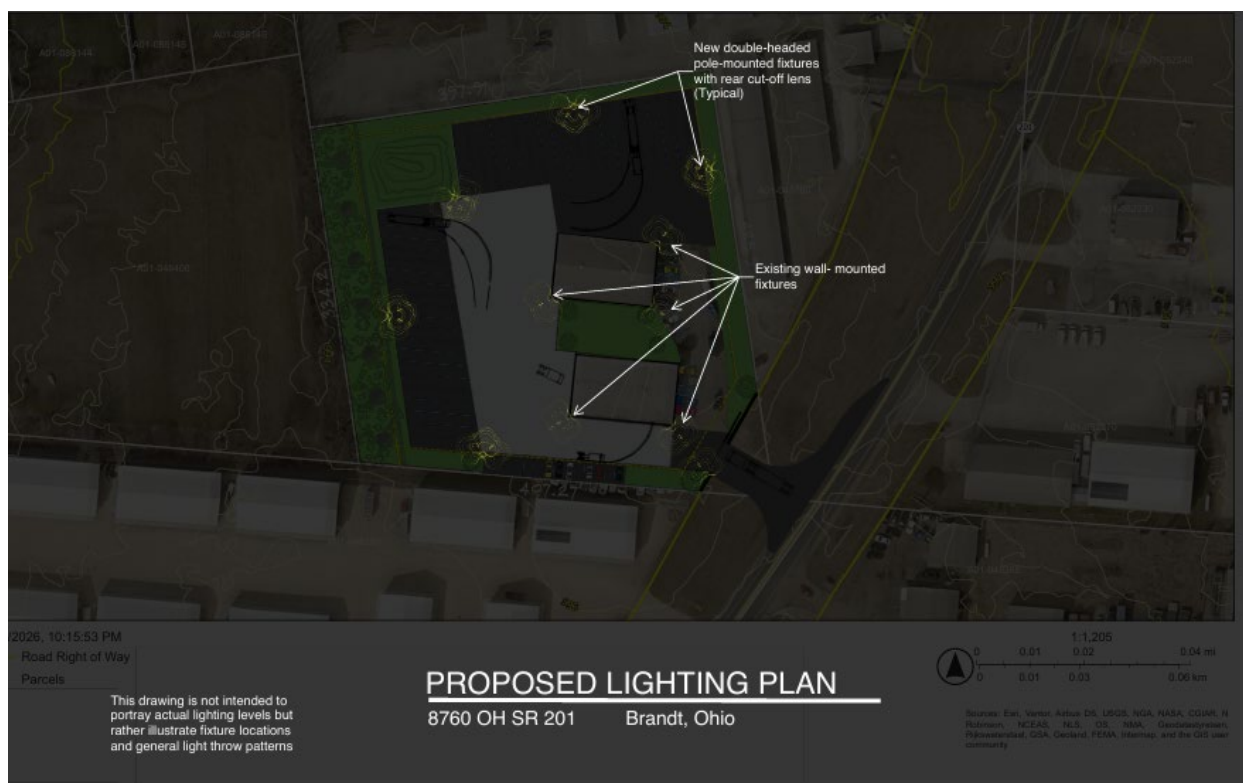
SECTION IV: SKETCH OF PROPERTY/PROJECT

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 attached documents





Case: V-08-26: A request from Dan Wyckoff Dbw Watermark for 2 variances. Parcel address is 8760 ST RT 201, Tipp City, OH, Parcel ID# A01-048500. The first request is a variance from the limit of 15 parking spaces permitted to allow a total of 66 parking spaces. *Per Bethel Township Zoning Resolution Article 35, Section 35.05 Required Off-Street Parking: Truck and Heavy Equipment Service One (1) space for each service bay plus one (1) space for each 200 square feet of office space.* The second request is a variance requesting setback relief from the required setback of 20 feet. *Per Bethel Township Zoning Resolution Article 12, Section 12.05 Lot Development Standards: The minimum side yard setback is 20 feet.*

Applicant:	Dan Wyckoff Dbá Watermark	
Property Address:	8760 SR 201	
Existing Land Use:	I-1 Light Industrial	
Bethel Land Use Plan:	Rural Settlement	
Surrounding Land Use	North	I-1 Light Industrial
	South	I-1 Light Industrial
	East	I-1 Light Industrial
	West	R-1AAA Single Family Residential
Acreage:	3.465	
Road Frontage:	0' (zero feet)	
Exhibits:	A – Auditor's Map	
	B – Street View	
	C – Application	

Exhibit A – Auditor’s Map

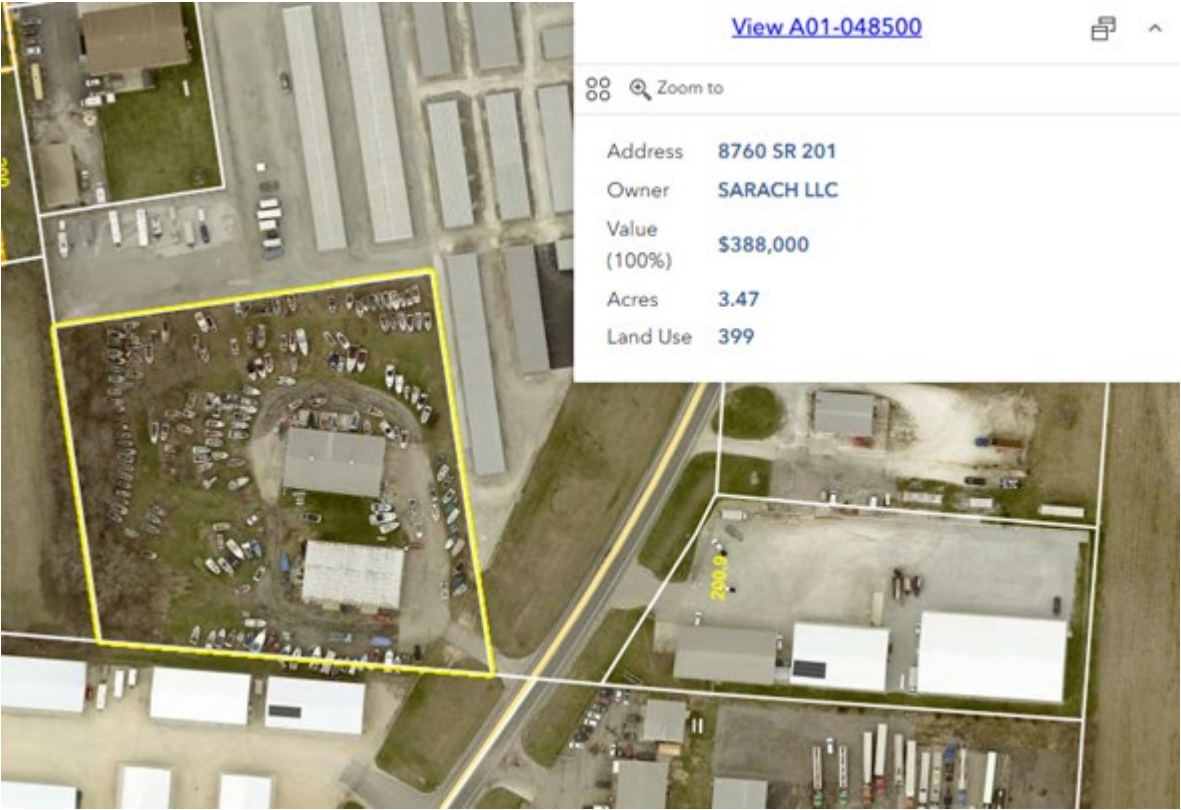


Exhibit B – Street View



Exhibit C – 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 Variance **No.: V-**

SECTION I: PROPERTY INFORMATION

Property Address: 8760 S.R. 201			Acreage: 3.47
Section: 9	Town: 2	Range: 14	Parcel: E CEN PT SE
			Zoning District: I-1

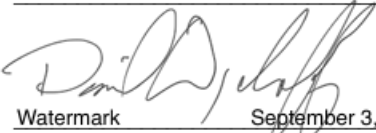
SECTION II: DECLARING INFORMATION

Declaring Name: Dan Wyckoff DBA Watermark		Phone: 937-469-2010
Address: 500 Judith Drive	City, State: Kettering, Ohio	Zip Code: 45429
Property Owner: Sarach LLC		Phone: 937-829-2140
Address: 2789 Blueflag Street	City, State: Tipp City, Ohio	Zip Code: 45371
Contractor Name: TBD		Phone:
Address:	City, State:	Zip Code:

SECTION III: NATURE OF VARIANCE

Please Note: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: 1. Special Conditions exist peculiar to the land or building in question; 2. The literal interpretation of the zoning resolution would deprive the applicant of rights enjoyed by other property owners; 3. That the special conditions do not result from previous actions of the applicant; 4. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

We request a variance from the limit of 15 parking spaces permitted to a total of 66. The number of spaces requested is based on the number of trucks in the current fleet as well as the allowance for future expansion. The limit under the code is based solely on the size of the offices and the number of work bays which is not representative of the use of Sarach facilities and the number of employees that are located on-site. The majority of time employees are not on-site but in transit between customers. We are also requesting relief from the restriction of parking within the South setback area. This area was previously used for parking of boats and other equipment by the previous owner. The adjacent I-1 property currently has structures that fall within their setback area and are approximately 5 feet off the property line. So the variance would not infringe upon their use


 Watermark September 3, 2026
 Contractor/Applicant Date


 Kirmon Khalilov September 3, 2026
 Owner Date

SECTION IV: ADMINISTRATIVE ACTION

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

BZA Case V-09-26

Case: V-09-26: A request from Jason McCoy to appeal the decision of the Bethel Township Planning & Zoning Administrator. Parcel address is 4150 Gibson Dr. Tipp City, OH, Parcel ID# A01-085385. On July 24, 2026, the applicant submitted application #ZC-22-26 to obtain a zoning certificate to operate as contractor's yard. The application was denied due to unpermitted structures (violations) on the property. *Per Bethel Township Zoning Resolution Article 2, Section 2.07(D) (3) (c) Zoning Certificate. If the application is denied, the applicant may submit a revised application and sketch plan for review in accordance with the review procedure, or the applicant may appeal the decision to the Board of Zoning Appeals in accordance with Section 2.05 A. 1, Administrative Review, of this Zoning Resolution.*

GENERAL INFORMATION

Applicant:	Jason McCoy	
Property Address:	4150 Gibson Dr	
Existing Land Use:	I-1 Light Industrial	
Surrounding Land Use	North	I-1 Light Industrial
	South	A-2 General Agricultural
	East	I-1 Light Industrial
	West	I-1 Light Industrial
Acreage:	0.72	
Exhibits:	A – Auditor's Map	
	B – Street View	
	C – Application Extension	
	D – Application	
	E – Attorney Appeal (separate document)	

Exhibit A – Auditor's Map

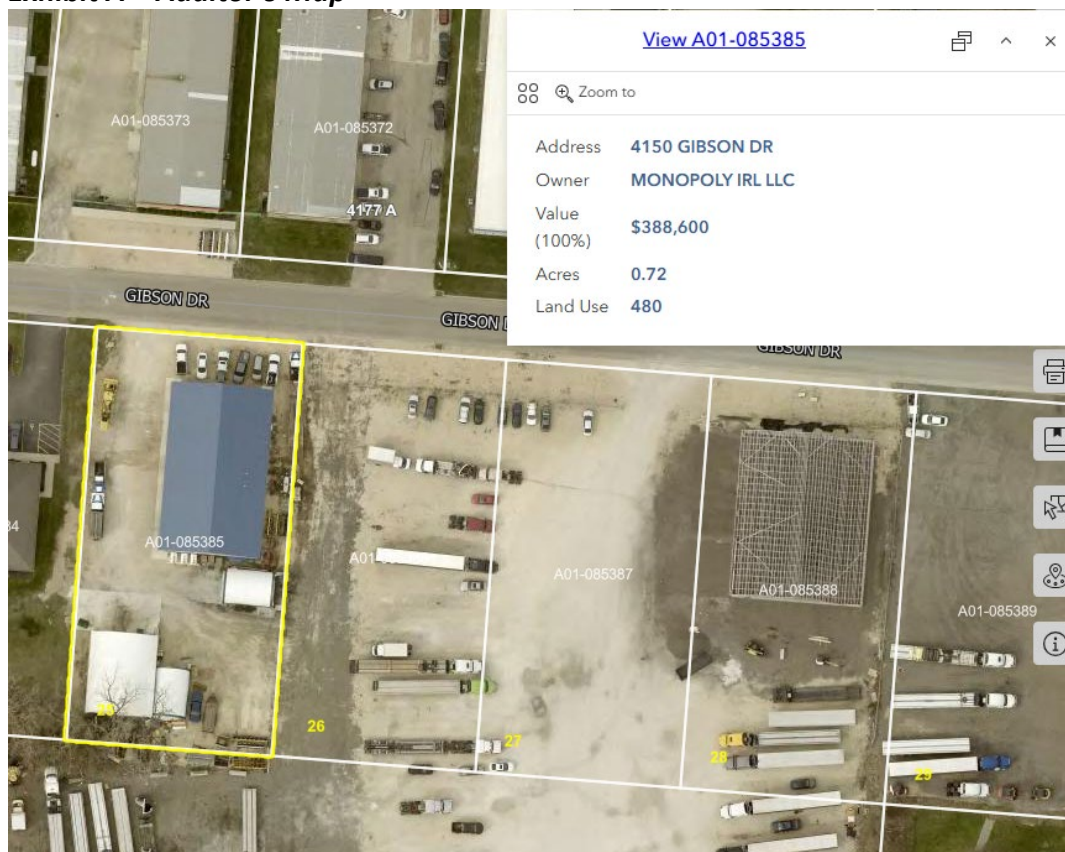


Exhibit B – Street View



Exhibit C – Application Extension



Application for Zoning Certificate (4150 Gibson Dr)

From Zoning Department <zoning@betheltownship.org>

Date Fri 7/24/2026 3:11 PM

To Jason M <mccoyjasonm@gmail.com>

Good afternoon Mr. Jason,

I just wanted to touch bases with you concerning the application you submitted earlier for a zoning certificate at the property located at 4150 Gibson Dr. Unfortunately, the property has snowplows on it which are not allowed. This is the reason that your application was denied at the property located at 4021 E US 40. Both properties are zoned I-1. (See email dated July 2, 2026 @ 3:58PM)

As a courtesy, I will not deny the application and will allow you to visit the office to complete the application and explain the requested use in detail. Again, the current use (snow plows) is not allowed as you were informed in previous conversations. Thank you and sorry for any inconvenience this may have caused. Again, I will extend the review period, which is normally 3 days, and allow you the opportunity to complete your application so that I can properly review it.

Regards,

Arthur

Exhibit D – Application



PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR A ZONING CERTIFICATE

App. No.: ZC- 22- 26

SECTION I: PROPERTY INFORMATION

Property Address: 4150 Gibson Dr. Tipp City OH 45371	Acreage: 0.72
Section: 25 Town: 2 Range: 9	Parcel: A01- 085 385
Subdivision Name and Lot No: Wiley Industrial Park, lot # unknown	Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Monopoly IRL, LLC	Phone: 937-524-5885
Address: PO Box 147	City, State: Tipp City OH
Property Owner: Monopoly IRL, LLC	Zip Code: 45371
Address: PO Box 147	Phone: 937-524-5885
City, State: Tipp City OH	Zip Code: 45371
Contractor Name: N/A	Phone: N/A
Address: N/A	City, State: N/A
	Zip Code: N/A

SECTION III: PROJECT INFORMATION (CHECK ALL THAT APPLY)

RESIDENTIAL

- | | | |
|---|---|--|
| ☐ NEW CONSTRUCTION | ☐ SINGLE FAMILY DWELLING | ☐ MULTI-FAMILY DWELLING |
| ☐ DECK | ☐ POOL | ☐ ADDITION |
| ☐ BASEMENT FINISHING | ☐ SHED/GARAGE | ☐ DEMOLITION |
| ☐ FREE STANDING SIGN | ☐ TEMPORARY SIGN | ☐ OTHER _____ |

COMMERCIAL/INDUSTRIAL

- | | | |
|---|--|---|
| ☐ NEW CONSTRUCTION | ☐ WAREHOUSE | ☐ BUSINESS |
| ☐ OFFICE | ☐ NEW USE | ☐ CHANGE OF USE |
| ☐ FREE STANDING SIGN | ☐ WALL SIGN(S) | ☐ TEMPORARY SIGN |
| ☐ DEMOLITION | ☒ OTHER "Building and Trades, Contractor's Yards, Utility Storage Yards" | |

EXPLAIN REQUESTED USE IN DETAIL:

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

see attached memo

DENIED

	7-24-26		7-24-26
Contractor/Applicant	Date	Owner	Date

Please Note: This application, if approved, must further be submitted to the Miami County Building Regulations Department, 1506 One Stop Court, Suite 6, Troy, Ohio 45373 for the applicable building permits. Building permits are mandatory before construction begins within Bethel Township, Miami County. A copy of all zoning certificates received by the Miami County Building Regulations Department shall be signed and dated and returned to the Bethel Township Zoning Department by said office.

SECTION IV: WATER AND SANITARY INFORMATION

PUBLIC WATER AVAILABLE? ☒ Y ☐ N PUBLIC SEWER AVAILABLE? ☒ Y ☐ N HYDRANTS WITHIN 500'? ☒ Y ☐ N

SANITATION TO BE APPROVED BY:

☒ MIAMI COUNTY HEALTH DEPT. ☐ OHIO E.P.A. ☐ OTHER _____

Exhibit E - Attorney Appeal (separate document)