



Bethel Township, Miami County, Ohio Zoning Commission
Thursday, May 28, 2026 – 7:30 P.M. Agenda V2
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio

1. Call to Order: Time: Presiding:
Roll call: Mr. Corbett: Ms. Cornish: Mr. Hirt:
Ms. Roysel: Mr. Underwood:

2. Election of Chairperson :
Nomination:
Vote: Mr. Corbett: Mr. Cornish:
Mr. Hirt:
Ms. Roysel: Mr. Underwood:

3. Election of Vice Chairperson (if needed):
Nomination:
Vote: Mr. Corbett: Mr. Cornish:
Mr. Hirt:
Ms. Roysel: Mr. Underwood:

4. Board and Township Staff Introductions:
Board members: Ron Corbett, Gary Cornish, Jerry Hirt, Janice Roysel
Alternates: Jess Underwood
Staff Member: Cathy Fortunato, Zoning Secretary

5. New Business:
Review of Commissions procedures

Case: ZA-02-26 A request from KFDR LLC, New Carlisle, OH 45344 to amend the zoning resolution to split a 0.50 acre parcel from an existing 15.283 acre parcel and re-zone it from A-2 to R-1AAA. Parcel address is 6445 US 40, Tipp City, OH. Per Bethel Township Zoning Resolution Article 16 A-2, Section 16.05, the minimum lot area must be 20 acres. Per Article 8, R-1AAA, Section 5.05, the minimum lot area for a Single Family Dwelling with a public sewer system must be 1 acre. Miami County Parcel ID# A01-046200.

Motion to approve by Seconded by
Vote: Mr. Corbett: Mr. Cornish: Mr. Hirt:
Ms. Roysel: Mr. Underwood:

6. Old Business:
February 26, 2026 meeting minutes
Motion to approve by Seconded by
Vote: Mr. Corbett: Mr. Cornish: Mr. Hirt:
Ms. Roysel: Mr. Underwood:

7. **Other:**

Communications and Reports

- Looking for ZC board volunteers

Zoning Commission Comments

8. **Adjournment:**

Motion to adjourn by _____ Seconded by _____

Vote: Mr. Corbett: _____ Mr. Cornish: _____ Mr. Hirt: _____

Ms. Royse: _____ Mr. Underwood: _____

Time: _____

ZC Case ZA-02-26

Case: ZA-02-26: A request from KFDR LLC, New Carlisle, OH 45344 to amend the zoning resolution to split a 0.50 acre parcel from an existing 15.283 acre parcel and re-zone it from A-2 to R-1AAA. Parcel address is 6445 US 40, Tipp City, OH. *Per Bethel Township Zoning Resolution Article 16 A-2, Section 16.05, the minimum lot area must be 20 acres. Per Article 8, R-1AAA, Section 5.05, the minimum lot area for a Single Family Dwelling with a public sewer system must be 1 acre.* 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 – Application

SPECIAL INFORMATION:

Fire Dept Information/Review: N/A

Miami County Health District: N/A

County Planning Department: Unanimously recommended approval of the application

Bethel Twp Zoning Commission: N/A

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 X
search results for 6445 US Rout...

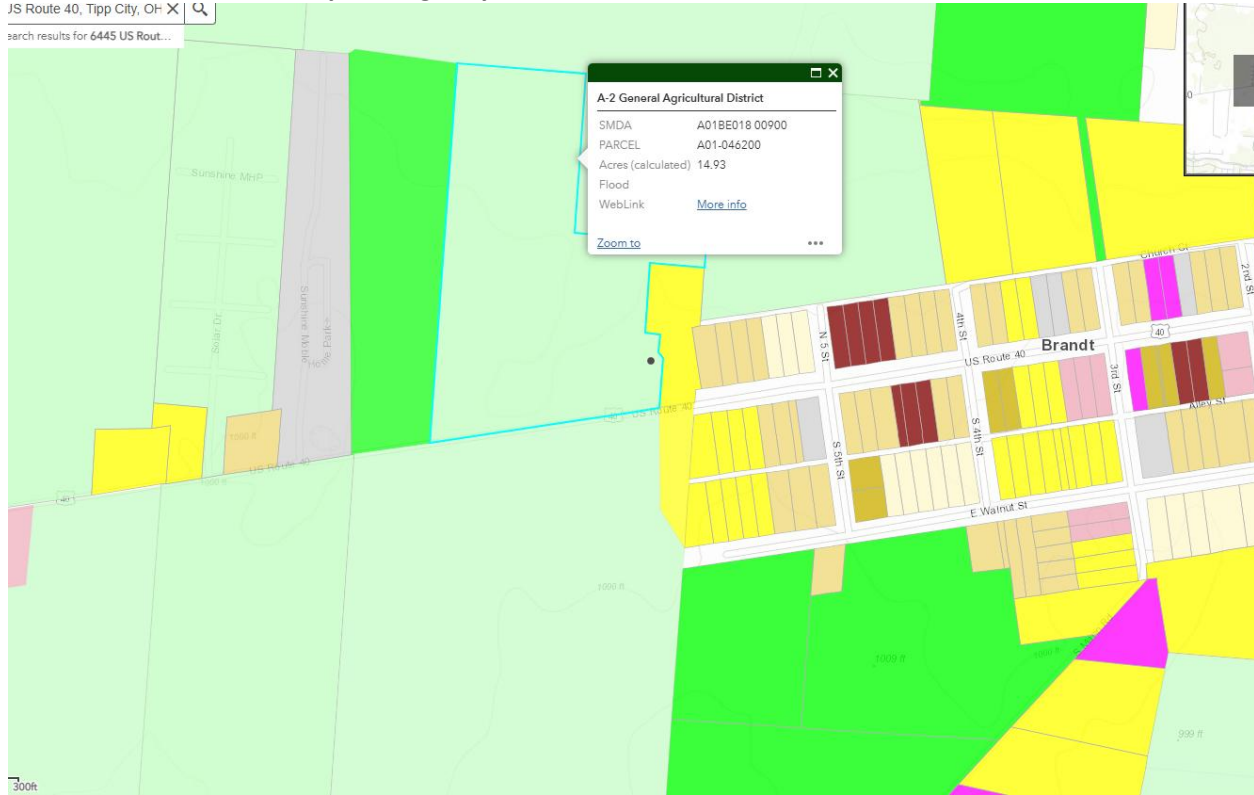
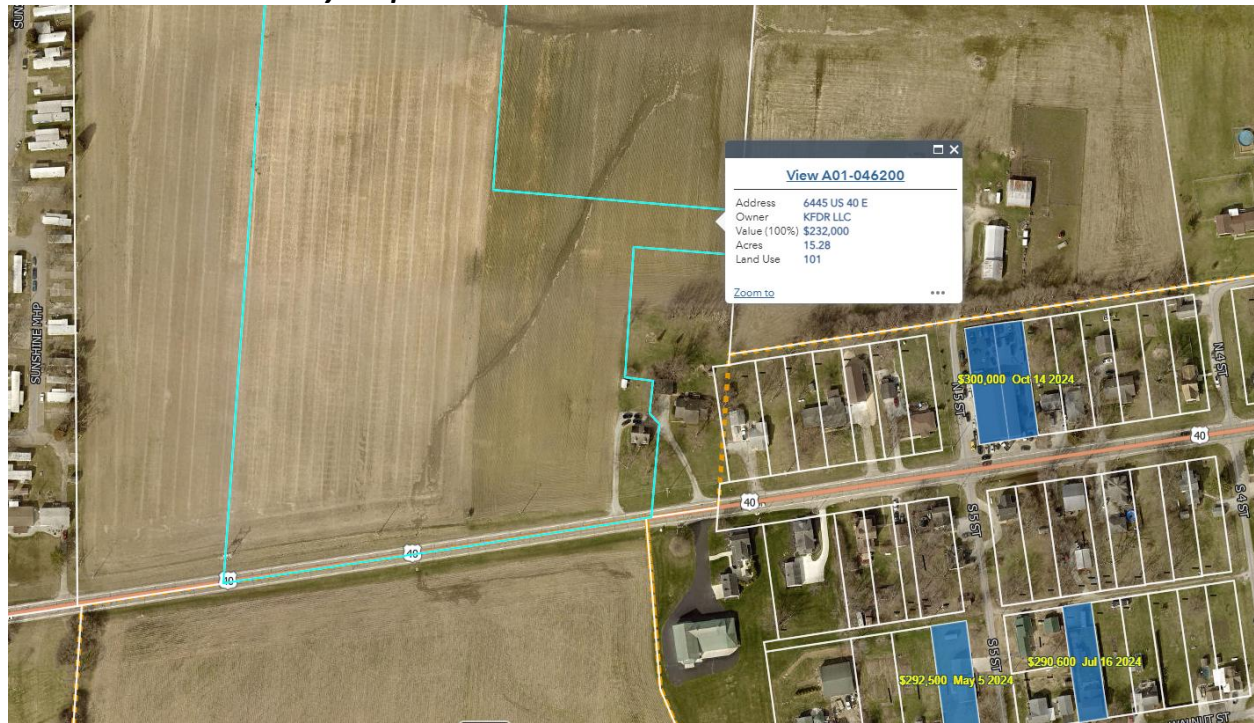


Exhibit B – Aerial Vicinity Map





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: 5445 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: 6490 Ross Rd City, State: New Carlisle	Zip Code: 45344
Property Owner: KFDR LLC	Phone:
Address: 6490 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? 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.

Stephen D. Landes 4-10-26 Builder/Applicant Date
 Only One Signature Required
 KFDR LLC BY:
Stephen D. Landes MEMBER 4-10-26 Owner Date

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