



Bethel Township, Miami County, Ohio Zoning Commission
Thursday, July 23, 2026 – 7:30 P.M. Agenda
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. Royse: _____ Mr. Underwood: _____

2. **Board and Township Staff Introductions:**

Board members: Ron Corbett, Gary Cornish, Jerry Hirt, Janice Royse

Alternates: Jess Underwood

Staff: Arthur Franklin – Zoning Inspector, Cathy Fortunato - Zoning Secretary

3. **New Business:**

Review of Commission procedures

Case ZTA-01-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-06-059.

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

Case ZTA-02-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-07-070.

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

4. **Old Business:**

May 28, 2026 meeting minutes

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

June 25, 2026 meeting minutes

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

5. **Communications and Reports**

- Looking for ZC board volunteers
- Zoning Commission Comments

6. **Adjournment:**

Motion to adjourn by _____

Seconded by _____

Vote: Mr. Corbett: _____

Mr. Cornish: _____

Mr. Hirt: _____

Ms. Royse: _____

Mr. Underwood: _____

Time: _____

ZTA Case ZTA-01-26

A request to amend the Bethel Township Zoning Resolution text per resolution #26-06-059.

SPECIAL INFORMATION:

County Planning Commission: Unanimously recommended denial of resolution #26-06-059.

GENERAL INFORMATION:

Please see attachment

ZC_agenda_&_report_2026-07-23_attachment_ZTA-01-26_resolution 26-06-059_8pgs.pdf for the zoning text amendments proposed.

ZTA Case ZTA-02-26

A request to amend the Bethel Township Zoning Resolution text per resolution #26-07-070.

SPECIAL INFORMATION:

County Planning Commission: Unanimously recommended denial of resolution #27-07-070.

GENERAL INFORMATION:

Please see attachments

ZC_agenda_&_report_2026-07-23_attachment_ZTA-02-26_resolution 26-05-053_County_Staff_Report_and_Engineer_Comments_2026-07-10.pdf

ZC_agenda_&_report_2026-07-23_attachment_ZTA-02-26_resolution 26-05-053_highlighted_45pgs.pdf
For the zoning text amendments proposed.