



Bethel Township, Miami County, Ohio Zoning Commission  
Thursday, August 6, 2026 – 6:30 P.M. Agenda V2  
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 untable by \_\_\_\_\_ Seconded by \_\_\_\_\_  
Vote: Mr. Corbett: \_\_\_\_\_ Mr. Cornish: \_\_\_\_\_ Mr. Hirt: \_\_\_\_\_  
Ms. Royse: \_\_\_\_\_ Mr. Underwood: \_\_\_\_\_

**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: \_\_\_\_\_

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: \_\_\_\_\_

July 23, 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: \_\_\_\_\_

## ZC Case ZTA-01-26

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

Proposed text amendments:

1. Articles 5 R-1AAA, 7 B-2, 8 B-3, 9 B-1, 12 I-1, 13 I-2, 14 F-1, 15 A-1, and 16 A-2 Section x.05 Lot Development Standards

- *Issue:* District articles list development standards but don't mention drainage - need to set expectations by referencing it in the various districts in the Lot Development Standards sections.
- *Current (example, this may not be the last entry in all districts):*

|                                         |                     |
|-----------------------------------------|---------------------|
| Minimum Floor Area for Residential Uses | • 1,500 Square Feet |
|-----------------------------------------|---------------------|

- *Proposed (add Drainage and Stormwater Management row to end of table):*

|                                         |                                                                                                                             |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Minimum Floor Area for Residential Uses | • 1,500 Square Feet                                                                                                         |
| Drainage and Stormwater Management      | • All subdivisions, rezonings, and construction within this District shall submit a drainage and stormwater management plan |

2. §1.05 Interpretations and Conflict

- *Issue:* Need to clarify that if it is not explicitly listed in the zoning code, then it is not permitted. Does not exist today in the zoning regulations.
- *Proposed – add these paragraphs to the beginning of Section 105:*

- **Principal Permitted Uses.** Only a use designated as a principal permitted use shall be allowed as a matter of right in a zoning district. A use which is not specifically mentioned as a principal permitted use within a zoning district shall not be permitted as a principal use upon any property by the Zoning Administrator or by the Board of Zoning Appeals.
- **Accessory Permitted Uses.** Only uses designated as accessory permitted uses shall be allowed as a matter of right in a zoning district. Any accessory permitted use not designated shall be allowed only upon appeal and after determination by the Board of Zoning Appeals that such use is customarily incidental and subordinate to the principal permitted use of the property.
- **Conditional Permitted Uses.** Uses designated as conditional permitted uses shall be permitted within a zoning district only upon issuance of a Conditional Use Permit by the Board of Zoning Appeals in accordance with the provisions of §2.06.D of this Resolution.
- **Lot Development Standards.** The lot development standards set forth for each zoning district shall be the minimum standards allowed for lot development within such zoning district. Where such standards are in conflict with any other lawfully adopted rules or regulations, the more restrictive shall govern.

3. §2.06.D.2.f. Board of Zoning Appeals – Regulation of Conditional Uses – Contents of Conditional Use Permit Application – A plan of the proposed site
  - *Issue:* No mention or enforcement of a Drainage and Stormwater Management Plan
  - *Proposed:* replace h. **A thorough drainage and stormwater management plan;**
  - *Proposed:* rename the current h. to i.
  
4. §2.07.A.2. Zoning Certificate – Applicability – Change in Use
  - *Issue:* Zoning Department and Fire Department have no way to track where Home Occupation businesses are located in the Township. Need to clarify that a change in use includes Home Occupations.
  - *Current:* A Zoning Certificate shall be required for any of the following: 2. Change in use of an existing building, accessory building, lot, or portion thereof, to a use of a different classification, excluding changing to any agricultural use;
  - *Proposed:* A Zoning Certificate shall be required for any of the following: 2. Change in use of an existing building, accessory building, lot, or portion thereof, to a use of a different classification, **including, but not limited to, Home Occupations, and** excluding changing to any agricultural use;
  
5. §2.07.C Zoning Certificate – Zoning Certificates for Home Occupations and Fencing
  - *Issue:* Zoning Department and Fire Department have no way to track where Home Occupation businesses are located in the Township. Need to clarify that a ZC is required for Home Occupation and that it must be renewed every 5 years (at the fee specified in the Township Fee Schedule). The township has a ton of problems related to not following the regulations when a fence is erected. Requiring a permit gives the zoning director the chance to inform the applicant of the existing fence, wall, and hedge rules.
  - *Current:* Section 2.07.C is currently Exemptions from Zoning Certificates – suggest adding the Zoning Certificates for Home Occupations as Paragraph C and and Fences, Walls, and Hedges as Paragraph D and renumbering current paragraphs C-F to E-H. This will allow for a logical order of the new information.
  - *Proposed:*
    - Add new paragraph **C: Zoning Certificates for Home Occupations**
    - Add new sub-paragraph **C.1: A Zoning Certificate shall be required for all Home Occupations.**
    - Add new sub-paragraph **C.2: Home Occupation Zoning Certificates shall expire 5 years from the date of issue. To show intent to continue operation, the permit shall be renewed by application to the Zoning Administrator by the applicant. If finding that the permit holder is in compliance with the permit conditions, the Zoning Administrator shall issue a renewal. If conditions have not been met by the applicant, action will be taken to revoke the original permit.**
    - Add new sub-paragraph **C.3: All Home Occupations shall comply with the Home Occupation requirements set forth in Section 30.27.**
    - Add new paragraph **D: Zoning Certificates for Fences, Walls, and Hedges**
    - Add new sub-paragraph **D.1: A Zoning Certificate shall be required for all Fences, Walls, and Hedges.**
    - Add new sub-paragraph **D.2: All Fences, Walls, and Hedges shall comply with the Fences, Walls, and Hedges requirements set forth in Section 30.06.**
    - Renumber the current paragraph C and subsequent paragraphs.
  - *Current:* Section 30.06 F. Certificate Not Required Fences and walls shall not require a Zoning Certificate.
  - *Proposed:* Delete ~~**F. Certificate Not Required Fences and walls shall not require a Zoning Certificate.**~~ and renumber **G.** Sight distance requirements to **F.** Sight distance requirements.
  
6. §2.07.D.1.b. Zoning Certificate – Review Procedure – Step 1 Application - The application shall include
  - *Issue:* No mention or enforcement of a Drainage and Stormwater Management Plan
  - *Current:* b. The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Bethel Township Zoning Department to assure the fullest practicable presentation of the facts for the permanent record. A list of minimum submittal requirements may be adopted by the Board of Township Trustees.

- *Proposed:* b. The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Bethel Township Zoning Department to assure the fullest practicable presentation of the facts for the permanent record. **The application shall include a drainage and stormwater management plan.** A list of minimum submittal requirements may be adopted by the Board of Township Trustees.
7. §2.09.C. Amendments – Application
- *Issue:* No mention or enforcement of a Drainage and Stormwater Management Plan
  - *Proposed:* replace 9. **A thorough drainage and stormwater management plan;**
  - *Proposed:* renumber the current bullets 9.-11. to 10.-12.
8. §2.15 Conformance with Bethel Township Miami County Zoning Resolution
- *Issue:* Applicants are asking for certificates, variances, conditional uses, and re-zonings when the property has violations or non-conformities. Need to add section 2.15 to clarify that the Township will not be processing any zoning applications if pre-existing violations exist or if violations are discovered during the research process. Note the gap in numbering to leave for future conformance requirements, such as with ODNR.
  - *Proposed:*
    - **A. No Application While Outstanding Violations. The Zoning Administrator shall not accept or process a rezone, variance, or conditional use application on any parcel that has outstanding zoning violations, including violations discovered during processing of the application, except as provided in subsections C and D of this Section.**
    - **B. Sequencing. Where rezoning and a variance or conditional use are both sought, the rezoning application shall be filed, heard, and acted upon first; the variance or conditional use application may be filed only after final action on the rezoning.**
    - **C. Abatement Plan Exception. The Zoning Administrator may accept an Abatement Plan from a property owner that establishes a reasonable timeline and method for curing the outstanding violations. Upon acceptance of an Abatement Plan, the Township shall process the owner's zoning applications notwithstanding the existence of the violations being cured under the Plan, provided that:**
      - **C.1. the Abatement Plan is in writing, signed by the property owner, and accepted by the Zoning Administrator;**
      - **C.2. the Plan includes specific milestones and a final cure date not exceeding one hundred eighty (180) days from acceptance, with one ninety (90) day extension available upon written finding of good cause;**
      - **C.3. the owner remains in compliance with the Plan's milestones; and**
      - **C.4. the applications being processed are not in furtherance of, or do not perpetuate, the underlying violations.**
    - **D. New Owner Exception. A new property owner who acquired title without actual knowledge of the violations, and within thirty (30) days of acquisition demonstrates to the Zoning Administrator a good-faith effort to identify and address violations, may submit applications subject to acceptance of an Abatement Plan under Subsection C.**
9. §3.02 Words and Terms Defined - Dwelling
- *Issue:* Dwelling includes “for one household, family or individual” but is used as a basic term and could have more than one family – that number of families is specified as “Dwelling, One-Family” or “Dwelling, Two-Family”.
  - *Current:* **Dwelling** – A building or portion thereof, designed for occupancy for residential purposes and having sleeping, kitchen and bathroom facilities ~~for one household, family or individual~~. A dwelling unit may include an Industrialized Unit but shall not include a Manufactured Home unless it meets the additional requirements as identified in “Dwelling, Manufactured Home, Permanently Sited”.
  - *Proposed:* Dwelling – A building or portion thereof, designed for occupancy for residential purposes and having sleeping, kitchen and bathroom facilities. A dwelling unit may include an Industrialized Unit but shall

not include a Manufactured Home unless it meets the additional requirements as identified in “Dwelling, Manufactured Home, Permanently Sited”.

10. §3.02 Words and Terms Defined – Dwelling, Manufactured Home, Permanently Sited

- *Issue:* Dwelling, Manufactured Home, Permanently Sited is considered a single-family dwelling, but the minimum floor space is much less than that of a single family dwelling. Also, there is a “is a is” typo.
- *Current:* A permanently sited manufactured home ~~is a~~ is considered a single-family dwelling if it meets all the additional criteria:
  - 1. The structure is affixed to a permanent foundation and is connected to appropriate utilities.
  - 2. The structure, excluding any addition, has a minimum width of 22 feet.
  - 3. The structure has a minimum length of 22 feet.
  - 4. Excluding garages, porches, and attachments, the manufactured home has a minimum living area of 900 square feet.
  - 5. The manufactured home has a minimum 6-inch eave overhang including appropriate guttering.
  - 6. The manufactured home was manufactured after 1/1/95.
  - 7. The manufactured home is not located in a manufactured home park.
- *Proposed:* A permanently sited manufactured home **is** considered a single-family dwelling if it meets all the additional criteria:
  - 4. Excluding garages, porches, and attachments, the manufactured home has a minimum living area **that meets the target zoning district’s specified “Minimum Floor Area for Residential Uses”.**

11. §3.02 Words and Terms Defined – Junk Yard (Salvage Yard)

- *Issue:* Junk Yard (Salvage Yard) needs updating
- *Current:* Junk Yard (Salvage Yard) – An open area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packaged, disassembled, or handled including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A "Junk Yard" includes automobile wrecking yards and areas for storage, keeping, or abandonment of junk unless established entirely within enclosed buildings. Where the use of the land involves ~~two (2) or more unlicensed inoperative or unlicensed (where applicable) vehicles~~, such condition shall be considered prima facie evidence of the existence of a junkyard.
- *Proposed:* Junk Yard (Salvage Yard) — An open area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packaged, disassembled, or handled including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A “Junk Yard” includes automobile wrecking yards and areas for storage, keeping, or abandonment of junk unless established entirely within enclosed buildings. Where the use of the land involves **five (5) or more Junk Motor Vehicles (as defined herein) stored in the open and not falling within any exemption to the Junk Vehicle definition**, such condition shall be considered prima facie evidence of the existence of a junkyard.

12. §3.02 Words and Terms Defined – Truck Transfer Terminal

- *Issues:*
  - Truck Transfer Terminal is being used for activities beyond what are intended in the definition, clarification is needed.
  - Elsewhere in the document, term is written as “Trucking Transfer Terminal”
- *Current:* Truck Transfer Terminal – Land and buildings used as a relay station for the transfer of a load from one truck or truck trailer to another, or from one party to another, which can accommodate the simultaneous loading or unloading of four (4) or more trucks.
- *Proposed:* Truck Transfer Terminal — **A facility where freight is consolidated from incoming trucks or truck trailers, sorted, and transferred to outbound vehicles for further transport, typically involving short-term storage of less than 24 hours. It shall not include vehicle repair, parts sales, or commercial truck parking rental, which are separately defined uses. Where a facility's predominant activity is the transfer of freight between vehicles for further transport (as opposed to long-term storage or local delivery), it shall be classified as a Truck Transfer Terminal regardless of how the facility is marketed or self-described by its operator.**
- *Proposed:* Add **Trucking Transfer Terminal – See “Truck Transfer Terminal”.**

### 13. §3.02 Words and Terms Defined – Vehicle, Collector’s

- *Issues:*
  - Vehicle, Collector’s definition needs refining
  - Elsewhere in the document, term is written as “Collector’s Vehicle”
- *Current:* Vehicle, Collector’s – Any motor vehicle, ~~or~~ agricultural tractor, or traction engine that is of special interest, that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, ~~but not as the owner's principal means of transportation. "Licensed collector's vehicle" means a collector's vehicle, other than an agricultural tractor or traction engine, that displays current, valid license tags issued under section 4503.45 of the Ohio Revised Code, or a similar type of motor vehicle that displays current, valid license tags issued under substantially equivalent provisions in the laws of other states.~~
- *Proposed:* Vehicle, Collector’s – Any motor vehicle, agricultural tractor, or traction engine that is of special interest, that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, **and not for general transportation.**
- *Proposed:* Add **Collector’s Vehicle** – See “Vehicle, Collector’s”.

### 14. §3.02 Words and Terms Defined

- *Issues:*
  - New terms are missing from our definitions and the code references missing definitions.
  - Loan Offices term is used in B-1, B-2, and B-3, but there is no definition. It is part of the trio “Banks, Loan Offices, and Other Financial Institutions.”
- *Proposed:*
  - **Dwelling, Barndominium** - A barn-inspired structure converted into a modern, livable home, often combining residential and functional spaces like workshops or garages. A Barndominium is considered a single-family dwelling for purposes of this Resolution.
  - **Barndominium** – See “Dwelling, Barndominium”.
  - **Single Family Dwelling** – See “Dwelling, One Family”.
  - **Tiny Home** - See "Dwelling, Tiny".
  - **Dwelling, Tiny** - A residential dwelling that is 500 square feet or less. These homes are designed to maximize function in a compact footprint, often featuring multi-purpose areas and clever storage solutions to ensure comfortable living despite limited space.
  - **Loan Office** – See “Financial Institution”.
  - **Wind Farm** – A group of wind turbines installed in a specific area to capture the kinetic energy of moving air.
  - **Wind Farm, Commercial** – A group of wind turbines installed in a specific area to capture the kinetic energy of moving air for profit.
  - **Solar Farm** – An installation of solar panels that convert sunlight directly into electricity using photovoltaic cells.
  - **Solar Farm, Commercial** – A large installation of solar panels spread over an open field that convert sunlight directly into electricity using photovoltaic cells for profit.
  - **Solar Farm, Private Use** – An installation of solar panels that convert sunlight directly into electricity using photovoltaic cells for personal use.
  - **Solar Power Plant** – See “Solar Farm, Commercial”.
  - **Data Center** - A physical facility that houses computing infrastructure, including servers, storage, and networking equipment, to store, process, and manage digital data for businesses and services.
  - **Short-Term Rental** - a furnished property rented for brief, transient stays, governed by lodging laws rather than traditional landlord-tenant regulations, and designed to provide flexible, temporary accommodation for travelers while offering income opportunities for property owners.
  - **Automobile** — A self-propelled motor vehicle designed for the transportation of persons or property on a public street or highway, with a manufacturer's gross vehicle weight rating (GVWR) of less than

- twenty-six thousand and one (26,001) pounds. The term includes passenger cars, sport utility vehicles, vans, pickup trucks, and similar vehicles in private or commercial use; it does not include Heavy Trucks (as defined herein), motorcycles, recreational vehicles, off-road vehicles, or trailers.
- **Heavy Truck** — Any commercial motor vehicle with a manufacturer's gross vehicle weight rating (GVWR) of twenty-six thousand and one (26,001) pounds or more, as shown on the manufacturer's certification label affixed to the vehicle. The term includes truck-tractors, combination units, dump trucks, concrete mixers, and other heavy commercial vehicles meeting this weight rating, regardless of whether the vehicle is currently operable or in service.
  - **Heavy Truck Parking** — See "Parking, Heavy Truck".
  - **Parking, Heavy Truck** — The parking, storage, or staging of one (1) or more Heavy Trucks on a parcel as a principal use of the land. The parking of one (1) or more Heavy Trucks on a parcel shall be Heavy Truck Parking as a principal use unless all of the following accessory-use tests are met: (a) the Heavy Truck parking is clearly subordinate to an established principal use on the same parcel; (b) the Heavy Trucks parked are owned or operated by, and used in the on-site operation of, the principal use; and (c) the Heavy Truck parking is not the predominant activity on the parcel measured by area, vehicle count, or hours of activity. Failure of any of these three tests renders the activity Heavy Truck Parking as a principal use. For purposes of identifying Heavy Truck Parking, multiple parcels operated by a single operator or under common ownership shall be evaluated as a single operation. A fourth conjunctive test (d) applies to accessory determinations: the principal use of the parcel generates on-site revenue not derived from the parking, staging, or storage of Heavy Trucks, in an amount at least equal to fifty (50) percent of the gross revenue attributable to the parcel; documentation by sworn affidavit and supporting tax-return excerpts available for inspection on demand.
  - **Junk Vehicle** — See "Junk Motor Vehicle" or "Vehicle, Junk Motor". For purposes of this Resolution, the terms are interchangeable.
  - **Junk Motor Vehicle** — See "Vehicle, Junk Motor".
  - **Vehicle, Junk Motor** — A motor vehicle that
    1. Meets two (2) or more of the following conditions:
      - 1.A. is three (3) or more model years old;
      - 1.B. is apparently inoperable, including but not limited to having flat tires, missing wheels, missing engine or transmission, broken windshield, expired or no license plates, broken or missing body panels, or inability to start or move under its own power;
      - 1.C. has a fair market value approximately equal only to the value of the scrap in it.
    2. Excludes
      - 2.A. a Collector's Vehicle stored on private property with the permission of the person having the right to possession and concealed by buildings, fences, vegetation, terrain, or other suitable screening;
      - 2.B. a motor vehicle stored entirely within a fully enclosed building or structure; and
      - 2.C. a motor vehicle on a property licensed as a motor vehicle salvage yard, wrecking facility, or licensed automobile dealer in accordance with applicable Ohio law.
    3. A fourth condition also satisfies this definition independent of the two-of-three test in subsection 1 above: the vehicle has remained in the same location on the property for more than ninety (90) consecutive days without being moved under its own power.
  - **Religious Place of Worship** — A building or structure designed and used primarily for organized religious services and the gathering of persons for worship. The term includes churches, synagogues, mosques, temples, chapels, and meeting houses regardless of denomination. Accessory uses include fellowship halls, religious classrooms, administrative offices, and parking serving the principal use. For purposes of off-street parking calculations under Article 35, 'place of worship' refers to the principal sanctuary or worship space only. This definition is denomination-neutral and shall be applied consistent with the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. §2000cc.
  - **Impervious Surface** — Any surface preventing or substantially impeding fluid infiltration. The term includes roofs, asphalt, concrete (whether plain, stamped, or colored), and compacted-aggregate surfaces. Porous concrete, permeable pavers, and pervious asphalt are counted as Impervious Surface unless certified by a licensed professional engineer to (i) maintain a long-term infiltration rate of one and zero-tenths (1.0) inch per hour or greater, and (ii) be installed and maintained in

accordance with the manufacturer's specifications. Where so certified, such surfaces shall be counted as fifty (50) percent of their actual surface area for purposes of Impervious Surface calculations.

- **Authorized Officer** — The Zoning Administrator, Zoning Inspector, Township Administrator, or any other person designated in writing by the Board of Township Trustees to enforce Article 40 (Violations and Corrective Actions).
- **Final Notice of Violation** — A Notice of Violation issued under Article 40 for which the cure period has expired without abatement and no timely request for administrative hearing has been filed, OR for which a hearing has been concluded with a determination by the Board of Township Trustees affirming the violation.
- **Nuisance** — Any condition on real property within the unincorporated area of Bethel Township that the Board of Township Trustees determines to be dangerous, unhealthy, unsightly, or detrimental to the neighborhood, community, or the general welfare, including but not limited to:
  - 1. accumulations of vegetation, weeds, garbage, refuse, debris, or junk;
  - 2. buildings or structures in a state of disrepair posing a hazard;
  - 3. standing water or stagnant conditions;
  - 4. unsanitary conditions; and
  - 5. conditions creating a fire, health, or safety hazard.
- **Outstanding Violation** — With respect to any parcel of real property:
  - 1. a Final Notice of Violation that remains unabated; OR
  - 2. a property-specific nuisance resolution adopted by the Board of Township Trustees under Article 40 for which the abatement period has expired without abatement.
- **Owner** — The record owner of real property as shown on the records of the Miami County Auditor or Miami County Recorder, including any person, firm, partnership, association, corporation, or other legal entity holding such record title.
- **Property** — Any real property, whether publicly or privately owned, located within the unincorporated area of Bethel Township, Miami County, Ohio.

#### 15. I-1 Light Industrial §12.02 Principal Permitted Uses and §12.04 Conditional Permitted Uses

- *Issues:* Legacy spot zoning allows some uses where they really do not belong – need to remove some uses from I-1 and allow them only in I-2 districts. Also need to add Conditional Permitted Uses and reclassify some Principal Permitted Uses to Conditional Permitted Uses
- *Proposed:* Add “Religious Place of Worship” to §12.04 Conditional Permitted Uses
- *Current:* In I-1 §12.04 “Motor Freight Depot or Trucking Transfer Terminal” is a Conditional Permitted Use.
- *Proposed:* Remove “Motor Freight Depot or Trucking Transfer Terminal” from §12.04 Conditional Permitted Uses
- *Current:* In I-1 §12.04 “Truck and Heavy Equipment Service” is a Conditional Permitted Use.
- *Proposed:* Remove “Truck and Heavy Equipment Service” from §12.04 Conditional Permitted Uses
- *Current:* “Automobile Filling Station” is a Principal Permitted Use
- *Proposed:* Move “Automobile Filling Station” to §12.04 Conditional Permitted Uses
- *Current:* “Automobile, Recreational Vehicle, and Boat Sales” is a Principal Permitted Use
- *Proposed:* Move to §12.04 Conditional Permitted Uses and rename to “Automobile, Recreational Vehicle, and Boat Sales (including outdoor display and ancillary service)”
- *Current:* “Automobile, ~~Truck~~, and Recreational Vehicle Repair” is a Principal Permitted Use
- *Proposed:* Move to §12.04 Conditional Permitted Uses and rename to “Automobile and Recreational Vehicle Repair (general service, mechanical, body, and paint)”
- *Current:* “Building and Trades, Contractor’s Yards, Utility Storage Yards” is a Principal Permitted Use
- *Proposed:* Move “Building and Trades, Contractor’s Yards, Utility Storage Yards” to §12.04 Conditional Permitted Uses

#### 16. I-1 Light Industrial §12.03 and I-2 Heavy Industrial §13.03 Accessory Permitted Uses

- *Issue:* Clarify that a Retail Business is only permitted as an accessory use when it is incidental to a principally permitted use (as others in the list specify).

- *Current:* “Retail Business”
- *Proposed:* “Retail Business **Customarily and Incidental to the Principal Permitted Use.**”

17. I-2 Heavy Industrial §13.02 Principal Permitted Uses and §13.04 Conditional Permitted Uses

- *Issue:* Legacy spot zoning allows some uses where they really do not belong – allow “Motor Freight Depots and Truck Transfer Terminals” and “Truck and Heavy Equipment Service” only in I-2 Heavy Industrial and only as a conditional use. Need to add new conditional uses.
- *Proposed:* Add “Truck and Heavy Equipment Service” to I-2 §13.04 Conditional Permitted Uses
- *Proposed:* Add “Heavy Truck Parking” to I-2 §13.04 Conditional Permitted Uses
- *Current:* In I-2 §13.02 “Automobile, ~~Truck~~, and Recreational Vehicle Repair” is a Principal Permitted Use
- *Proposed:* Rename to “Automobile and Recreational Vehicle Repair”
- *Current:* In I-2 §13.02 “Motor Freight Depot or Trucking Transfer Terminal” is a Principal Permitted Use
- *Proposed:* Move “Motor Freight Depot or Trucking Transfer Terminal” from I-2 §13.02 Principal Permitted Uses and rename to “Motor Freight Depot or Truck Transfer Terminal” to I-2 §13.04 Conditional Permitted Uses

18. §30.28 Storage of Commercial Vehicles on Residential Property

- *Issue:* Need to ensure commercial and heavy duty trucks are not being parked in residential areas
- *Current:* Any vehicle stored on residential property for a period of more than seven consecutive days and having lettering indicating an occupational use of any kind, must be parked within an enclosed building, garage, or parked behind the front building line of the residence.
- *Proposed:* Add **The storage of a Heavy Truck on residential property is prohibited; the storage of commercial vehicles not meeting the Heavy Truck definition is subject to this Section.**

19. §35.11 A. Use of Off-Street Parking Facilities – Commercial motor vehicle

- *Issue:* Clarify commercial motor vehicle
- *Current:* A. Commercial motor vehicle exceeding four (4) tons in rated capacity is prohibited from off-street parking in residential districts.
- *Proposed:* A. Commercial motor vehicle exceeding four (4) tons in rated capacity, **including any Heavy Truck as defined in Article 3**, is prohibited from off-street parking in residential districts.