



Bethel Township Board of Trustees

July 14, 2026 at 6:00 P.M.

Public Hearing & Regular Business Meeting Agenda V2

- I. **CALL TO ORDER** Time: _____ Presiding: _____
Roll call: Interim Chief Weldon: _____ Fiscal Officer Ross: _____
Trustee Wilkerson: _____ Trustee Reese: _____ Trustee Dick: _____
Assistant to the Fiscal Officer Fortunato: _____
- II. **PLEDGE OF ALLEGIANCE**
- III. **PUBLIC HEARING**
A Public Hearing scheduled for July 14, 2026 by the Bethel Township Trustees, Miami County for Case ZA-03-26: A request from Richard Drake, Drake Architecture, to amend the zoning resolution to rezone to I-1, both 9140 SR 202, Tipp City, 0.66 acres zoned B-3, and 4423 US 40, Tipp City, 0.53 acres zoned B-1 and then combine them if lot size variance is granted. Proposed use is a convenience store with a fueling station. Miami County Parcel ID# A01-086200 and A01-086205.
A. Comments by the applicant
B. Questions for applicant by the Board
C. Comments by public
D. Closure of public comments
E. Closure of the public hearing
- IV. **PUBLIC HEARING**
A Public Hearing scheduled for July 14, 2026 by the Bethel Township Trustees, Miami County for Case ZA-04-26: A request from Jason McCoy, PO Box 147, Tipp City, OH to amend the zoning resolution to re-zone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH to I-1. The parcel is currently multi-zoned R-1AA, R-1AAA, and I-1. Proposed use on the current R-1AA/F-1AAA area, if rezoned, will be a contractor's storage yard. Miami County Parcel ID# A01-005500.
A. Comments by the applicant
B. Questions for applicant by the Board
C. Comments by public
D. Closure of public comments
E. Closure of the public hearing
- V. **PUBLIC HEARING**
A Public Hearing scheduled for July 14, 2026 by the Bethel Township Trustees, Miami County regarding Bethel Township's 2027 Tax Budget.
A. Comments by public
B. Closure of public comments
C. Closure of the public hearing
- VI. **STAFF REPORTS**
A. Report from **Miami County Sheriff's Deputy** (if available)

B. Report from **Fire Department** – Terry Weldon, Interim Fire Chief

	Incident Type	Alarm Date	Aided Agency Name
Mutual aid given			
	611- Dispatched & canceled en route	06/11/2026 06:24:11	Huber Heights Fire Division
	132- Road freight or transport vehicle fire	06/12/2026 01/14/11	Huber Height Fire Division
	321- EMS call, excluding vehicle accident with injuries	06/12/2026 04:46:53	Bethel Twp Fire Department Clark Co.
	111- Building fire	06/14/2026 18:02:55	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injuries	06/22/2026 09:59:29	Bethel Twp Fire Department Clark Co.
	611- Dispatched & canceled en route	06/22/2026 10:42:11	Bethel Twp Fire Department Clark Co.
Mutual aid received			Aiding Agency Name
	321- EMS call, excluding vehicle accident with injuries	06/01/2026 18:44:58	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	06/01/2026 19:52:39	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	06/02/2026 14:18:22	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injuries	06/07/2026 11:50:55	Huber Heights Fire Division
	700- False alarm or false call, other	06/08/2026 01:44:34	Huber Heights Fire Division
	322- Motor vehicle accident with injuries	06/13/2026 18:19:42	Bethel Twp Fire Dept Clark Co.
	322- Motor vehicle accident with injuries	06/16/2026 03:26:43	Tipp City Fir/EMS
	321- EMS call, excluding vehicle accident with injuries	06/19/2026 08:48:14	Huber Height Fire Division
	321- EMS call, excluding vehicle accident with injuries	06/20/2026 14:20:13	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injuries	06/20/2026 20:08:34	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injuries	06/28/2026 13:10:46	Huber Height Fire Division
	322- Motor vehicle accident with injuries	06/30/2026 20:25:06	Elizabeth Township Fire Department
	322- Motor vehicle accident with injuries	06/30/2026 20:25:06	Tipp City Fire/EMS
	322- Motor vehicle accident with injuries	06/30/2026 20:25:06	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	06/30/2026 20:48:25	Huber Heights Fire Division

Month	Mutual Aid Given	Mutual Aid Received
June	6	13

Incident Type Details	2026-06	Total
111- Building Fire	1	1
132- Road freight or transport vehicle fire	1	1
151- Outside rubbish trash or waste fire	1	1
321- EMS call, excluding vehicle accident with injuries	29	29
322- Motor vehicle accident with injuries	6	6
324- motor vehicle accident with no injuries	1	1
511- lock-out	1	1
531- Smoke or odor removal	1	1
554- assist invalid	2	2
611- Dispatched & canceled en route	5	5
700- False alarm or false call, other	1	1
745- alarm system activation, no fire – unintentional	1	1
Total...	49	49



C. Report from **Planning & Zoning** – Trustee Josh Wilkerson

Since last reported, the following zoning certificate applications have been received

ZC-15-26	4925 US 40	Sign
ZC-16-26	4021 US 40	Change of Use
ZC-17-26	4423 US 40	Sign
ZC-18-26	4155 Gibson	Sign
ZC-19-26	7435 US 40	New Construction – Single Family Dwelling
ZC-20-26	4925 US 40	Sign
ZC-21-26	4021 US 40	Change of Use

Since the last Board of Zoning Appeals (BZA) report, these applications have been received/reviewed:

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.

APPROVED 5-0 on 6/25/26

Since the last Zoning Commission (ZC) report, these applications have been received/reviewed:

Case ZA-03-26: A request from Richard Drake, Drake Architecture, to amend the zoning resolution to rezone to I-1, both 9140 SR 202, Tipp City, 0.66 acres zoned B-3, and 4423 US 40, Tipp City, 0.53 acres zoned B-1 and then combine them if lot size variance is granted. Proposed use is a convenience store with a fueling station. Miami County Parcel ID# A01-086200 and A01-086205.

DENIED UNANIMOUSLY 0-5 on 6/25/26, will be heard by the Trustees on 7/14/26

Case ZA-04-26: A request from Jason McCoy, PO Box 147, Tipp City, OH to amend the zoning resolution to rezone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH to I-1. The parcel is currently multizoned R-1AA, R-1AAA, and I-1. Proposed use on the current R-1AA/R-1AAA area, if rezoned, will be a contractor's storage yard. Miami County Parcel ID# A01-005500.

DENIED UNANIMOUSLY 0-5 on 6/25/26, will be heard by the Trustees on 7/14/26

Case ZTA-01-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-06-059. **Case scheduled for 7/23/26, will be heard by the Trustees on 8/11/26**

YEAR TO DATE (2026):

Certificates issued in 2026.	20	Conditional Use requested in 2026	1
Declarations received in 2026.	6	Conditional Use approved in 2026.	0
		Conditional Use denied in 2026.	1
Variances requested in 2026.	4	Zoning Amendments requested in 2026. . .	4
Variances approved in 2026	2	Zoning Amendments approved in 2026 . . .	1
Variances denied in 2026.	2	Zoning Amendments denied in 2026	0

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

July 21, 2026 at 7:00PM. Bethel Township will have one case on the agenda: ZTA-013-26.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The BZA will not meet in July as no cases are pending.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

Will meet July 23, 2026 at 7:30PM to hear Case ZTA-01-26.

BETHEL TOWNSHIP BOARD OF TRUSTEES:

Will meet August 11, 2026 for a public hearing for Case ZTA-01-26.

2026 ZONING ENFORCEMENT (YTD):

	Junk/Debris	High Grass	Construction Related	Health Referrals	Other	Total Issued	Total Cleared
Month	4	4	0	0	7	15	1
YTD	13	4	1	0	15	33	1

Just a reminder that the Zoning Boards are continuing their review of the current zoning regulations and will be proposing changes to the text. These discussions are open to the public and your input is wanted – what would you like to see changed? The current zoning regulations can be found on the website for review or drop by the office to discuss. Keep an eye on the website and social media for notices.

D. Report from the **Township Administrator** – Trustee Julie Reese, Acting Township Administrator

There are 13 resolutions on the agenda this evening:

- The first two are to consider the re-zoning cases that were the subject of this evening's public hearing.
- Next is a resolution to adopt the 2027 tax budget.
- Following is a resolution to place a renewal fire levy on this November's ballot. This is a straight-up renewal for the same 4.9 millage. No new taxes.
- Then is a resolution to rescind a previous resolution that authorized an unnecessary final payment to Five Rivers MetroParks.
- Next are resolutions to enter into contracts to purchase electronic services to manage zoning documents and services to manage fire department policies and to track training.
- Following is a resolution to reinstate resolution #26-05-053 proposing amendments to the zoning resolution text.
- Then we have a resolution proposing additional amendments to the zoning resolution text.
- Next are resolutions accepting the retirement of Robert Yocum and authorizing the Fiscal Officer to compensate him for his accumulated but unused vacation time and sick leave.
- The next resolution is to record the electronic payments and warrants for June.
- Following the Executive Session, there may be action taken to appoint Cathy Fortunato as Township Administrator or Office Manager.

VII. **TRUSTEE REPORTS**

- A. Trustee Wilkerson
- B. Trustee Reese
- C. Trustee Dick

VIII. **FINANCIAL REPORTS** – Fiscal Officer Rhonda Ross

A. Credit card detail: Statement ending 6/23/26

<i>Stmnt Date</i>	<i>By</i>	<i>Tx Date</i>	<i>Description</i>	<i>Amount</i>
6/23/26	Schiebrel	6/4/26	amazon - uniform pants for Schiebrel	\$29.89
6/23/26	Schiebrel	6/9/26	amazon - paint kit for strips on bay floor	\$13.15
6/23/26	Schiebrel	6/20/26	DigitalSpace - web hosting	\$48.50
6/23/26	Ross	5/26/26	Adobe - dreamweaver for website updates	\$32.09
6/23/26	Reese	5/28/26	amazon - "cleared" stamp for zoning violations	\$25.83
6/23/26	Reese	5/31/26	amazon - upholstery cleaner \$19.73, charger cubes \$12.59, 4-in-1 multi charging cable \$13.21 for meeting room	\$45.53
6/23/26	Reese	5/31/26	amazon - comulytic note pro AI voice recorder for meetings	\$116.09
6/23/26	Reese	6/2/26	indeed - advertise planning & zoning position - expecting to get \$57.57 in taxes refunded on next statement	\$880.07
6/23/26	Reese	6/3/26	amazon (excelmark) - name plate for Arthur	\$8.54
6/23/26	Reese	6/15/26	zoningtrilogy.com - annual subscription to the zoning dictionary we specify in Article 3 of our zoning resolution text	\$73.06
6/23/26	Reese	6/15/26	amazon - padwa lifestyle green camera backpack for Robert's retirement	\$82.88
6/23/26	Reese	6/22/26	amazon - colored key covers	\$9.99
6/23/26	Reese	6/22/26	amazon - guest card board and sash for Robert's retirement mtg	\$22.94
6/23/26	Reese	6/22/26	amazon - banner for Robert's retirement mtg	\$11.89
Purchases...				\$1,400.45

B. Receipt report: 6/1/2026 to 6/30/2026

Post	Tx Date	Type	Receipt#	Source	Total	Status	Purpose
6/9/26	6/9/26	STD	140-2026	Shawn M Peeples - Miami Co Municipal Court	\$917.00	O	Criminal / Traffic Fines Check# 036234
6/9/26	6/9/26	STD	141-2026	Newcomer	\$687.50	O	Cemetery monument for Sherry Haight Check# 35719
6/16/26	6/19/26	STD	171-2026	MIAMI COUNTY AUDITOR	\$109.69	O	Semi-annual cigarette settlement 1/1/26 - 6/16/26 \$109.69
6/18/26	6/19/26	STD	172-2026	MIAMI COUNTY AUDITOR	\$23,934.75	O	MAY 2026 Local govt sales & income tax \$3992.84 Local govt supp S&I tax \$568.95 Cents per gallon \$2698.67 Aut reg - twps \$902.87 Auto reg twp levy/perm tax \$4332.25 Auto reg twp perm. ORC 4504.16 \$999.75 Gas excise tax \$10439.42
Total Revenue...					\$25,658.94		

Type: STD - Standard Receipt, INT - Interest Receipt, MEMO - Memo Receipt, GAIN - Capital Gain, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation
Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

IX. **PUBLIC COMMENTS** on items on the agenda

X. **DISCUSSION ITEMS**

- A. Policy establishing use of Township owned equipment and resources
- B. Overpayment to EMS employees

XI. **ACTION ITEMS**

- A. **RESOLUTION #26-07-063:** A RESOLUTION APPROVING CASE ZA-03-26: A REQUEST FROM RICHARD DRAKE, DRAKE ARCHITECTURE, TO AMEND THE ZONING RESOLUTION TO REZONE TO I-1, BOTH 9140 SR 202, TIPP CITY, 0.66 ACRES ZONED B-3, AND 4423 US 40, TIPP CITY, 0.53 ACRES ZONED B-1 AND THEN COMBINE THEM IF LOT SIZE VARIANCE IS GRANTED. PROPOSED USE IS A CONVENIENCE STORE WITH A FUELING STATION. MIAMI COUNTY PARCEL ID# A01-086200 AND A01-086205.

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

- B. **RESOLUTION #26-07-064:** A RESOLUTION APPROVING CASE ZA-04-26: A REQUEST FROM JASON MCCOY, PO BOX 147, TIPP CITY, OH TO AMEND THE ZONING RESOLUTION TO RE-ZONE THE ENTIRE 14.714 ACRE PARCEL LOCATED AT 4021 E US 40, TIPP CITY, OH TO I-1. THE PARCEL IS CURRENTLY MULTI-ZONED R-1AA, R-1AAA, AND I-1. PROPOSED USE ON THE CURRENT R-1AA/F-1AAA AREA, IF REZONED, WILL BE A CONTRACTOR'S STORAGE YARD. MIAMI COUNTY PARCEL ID# A01-005500.

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

- C. **RESOLUTION #26-07-065:** A RESOLUTION ADOPTING THE 2027 TAX BUDGET AND DELIVERING THE APPROPRIATE INFORMATION TO THE COUNTY AUDITOR OF MIAMI COUNTY

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

- D. **RESOLUTION #26-07-066:** A RESOLUTION TO PROCEED WITH ELECTION ON THE QUESTION OF A RENEWAL TAX LEVY FOR FIRE AND EMERGENCY MEDICAL SERVICES IN EXCESS OF THE TEN-MILL LIMITATION AND REQUESTING THE MIAMI COUNTY BOARD OF ELECTIONS TO PUT THE QUESTION OF SUCH LEVY UPON THE NOVEMBER 3, 2026 GENERAL ELECTION BALLOT

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

- E. **RESOLUTION #26-07-067:** A RESOLUTION RESCINDING RESOLUTION #25-08-066 FOR FINAL PAYMENT TO FIVE RIVERS METROPARKS

Motioned by Trustee _____ Seconded by Trustee _____

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

- F. **RESOLUTION #26-07-068:** A RESOLUTION ENTERING INTO A THREE (3) YEAR AGREEMENT WITH iWorQ TO PROVIDE ELECTRONIC SUBMISSION AND FILING SERVICES FOR ZONING DOCUMENTS FOR BETHEL TOWNSHIP AT A COST OF \$6350 (WHICH INCLUDES SET-UP FEE) AND \$4,750 EACH FOR THE SECOND AND THIRD YEARS

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

- G. **RESOLUTION #26-07-069:** A RESOLUTION ENTERING INTO A SIXTEEN (16) MONTH AGREEMENT WITH LEXIPOL TO PROVIDE POLICY, TRAINING BULLETINS, SUPPLEMENTAL MANUALS, AND PROCEDURES TO THE BETHEL TOWNSHIP FIRE DEPARTMENT AT A COST OF \$8,519.20

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

- H. **RESOLUTION #26-07-070:** A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION, AS REVISED IN RESPONSE TO THE COMMENTS OF THE MIAMI COUNTY DEPARTMENT OF DEVELOPMENT AND THE MIAMI COUNTY ENGINEER

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

- I. **RESOLUTION #26-07-071:** A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

- J. **RESOLUTION #26-07-072:** A RESOLUTION ACCEPTING THE RETIREMENT OF ROBERT YOCUM

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

- K. **RESOLUTION #26-07-073:** A RESOLUTION AUTHORIZING THE FISCAL OFFICER TO PAY ROBERT YOCUM FOR HIS ACCRUED VACATION AND SICK LEAVE TIME

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

- L. **RESOLUTION #26-07-074:** A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

XII. **PUBLIC COMMENTS** on any topic

XIII. **ANNOUNCEMENTS**

July	21	County Planning Commission Mtg. in Troy, 7:00pm, we will have a case on the agenda
July	23	BZA Meeting 6:30pm* /Zoning Commission 7:30pm*
August	4	Trustee Workshop Meeting, Township Meeting Room, 6:00pm
August	5	Historical Society Meeting
August	11	Trustee Business Meeting & Zoning Public Hearing, Township Meeting Room, 6:00pm

* indicates a meeting will be held only if needed

XIV. **MOTION TO ENTER INTO EXECUTIVE SESSION**

Motion to enter executive session for the purpose to consider the appointment, employment, or compensation of a public employee or official.

Motioned by Trustee Seconded by Trustee

Vote: Trustee Dick: Trustee Wilkerson: Trustee Reese:

Time in Executive Session:

Return to regular session time:

XV. **ACTION ITEMS (continued)**

- L. **RESOLUTION #26-07-075:** A RESOLUTION APPOINTING CATHY FORTUNATO AS BETHEL TOWNSHIP ADMINISTRATOR AS AUTHORIZED BY SECTION 505.031 OF THE OHIO REVISED CODE

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____

- XVI. **ADJOURNMENT** motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
Time: _____

ZC Case ZA-03-26

A request from Richard Drake, Drake Architecture, to amend the zoning resolution to rezone to I-1, both 9140 SR 202, Tipp City, 0.66 acres zoned B-3, and 4423 US 40, Tipp City, 0.53 acres zoned B-1 and then combine them if lot size variance is granted. Proposed use is a convenience store with a fueling station. Miami County Parcel ID# A01-086200 and A01-086205.

GENERAL INFORMATION:

Applicant/Property Owner: Richard Drake, Drake Architecture

Property Address: 4423 US 40 and 9140 SR 202, Tipp City, OH

Current Zoning: 4423 US 40 is B-1 Highway Business District
9140 SR 202 is B-3 Neighborhood Business District

Location: 9140 is on the NW corner of SR 202 and US 40, 4423 is adjacent to the west

Existing Land Use: Convenience store under construction and vacant lot

Bethel Land Use Plan: Rural Settlement

Surrounding Land Use

North	R-1A and R-1AAA Residential Districts
South	I-1 Light Industrial, B-1 Highway Business and R-1A Residential
East	B-3 Neighborhood Business District and A-2 General Agricultural
West	R-1A and R-1AAA Residential Districts

Road Frontage: Combined road frontage if approved will be 155' on SR 202 and 209' on US 40

Exhibits:

- A – Bethel Township Zoning Map*
- B – Aerial Vicinity Map showing ROW (shown with current convenience store)*
- C – Larger Aerial Vicinity Map (shown with previous house and business)*
- D – Application*
- E – Case ZA-02-17 Minutes from March 23, 2017 Zoning Commission Meeting*
- F – Case ZA-02-17 Minutes from April 11, 2017 Trustee Meeting*
- G – Miami County Engineer Report*
- H – Street views*

SPECIAL INFORMATION:

Fire Dept Information/Review: N/A

Miami County Health District: N/A

County Planning Commission: Recommended approval of the application with a 7-yes to 1-no vote with conditions that 1) ODOT gives approval and 2) the required variance(s) are granted by the Bethel Township Board of Zoning Appeals

Bethel Twp Zoning Commission: Recommended unanimous denial of the application with a 0-5 vote

PRIOR ZONING CASES:

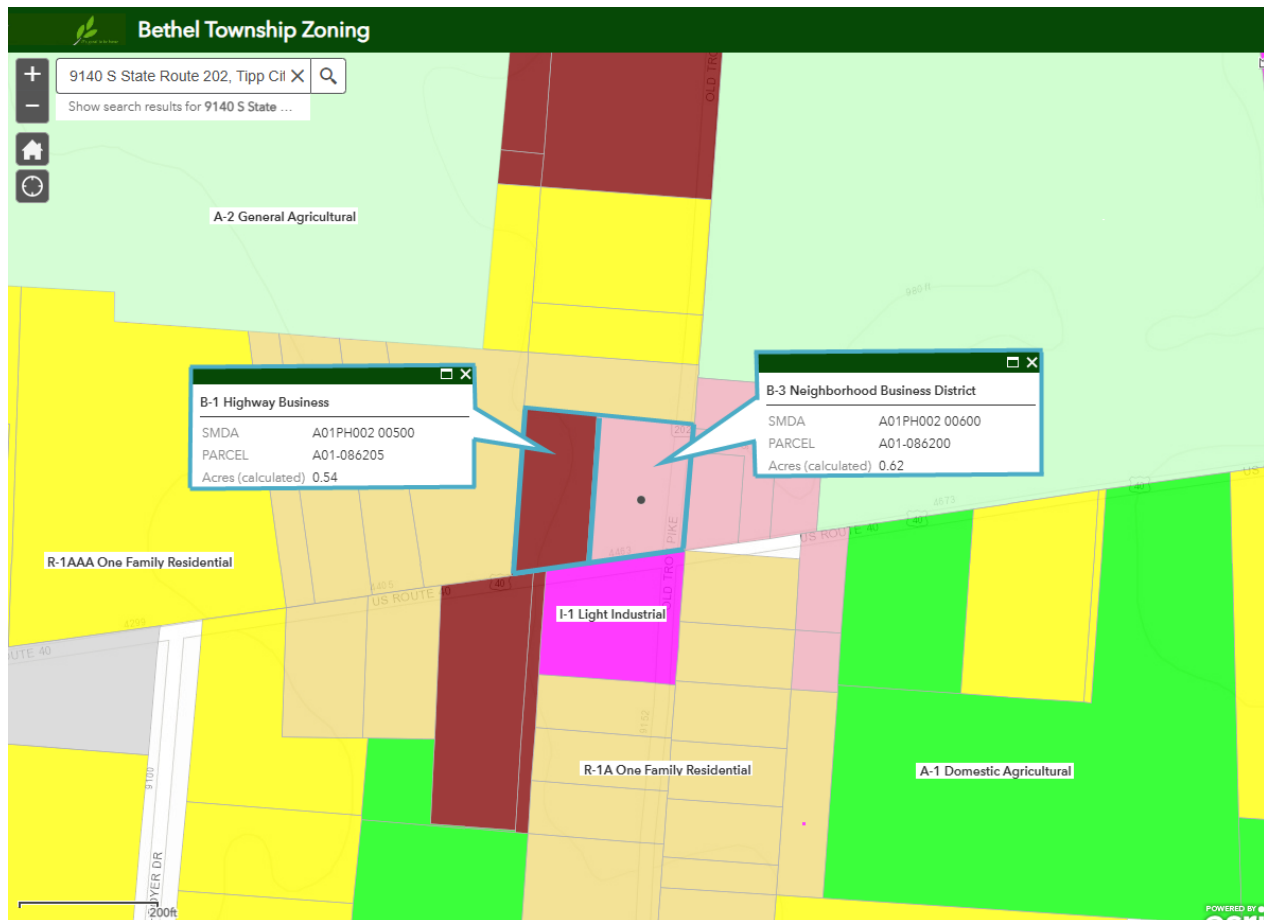
9140 SR 202:

- 9/4/85 – Zoning Certificate for 840 sq ft addition
- V-4-97 – Variance for off-street loading and parking granted
- ZA-02-17 – A request from Apex Engineering and Surveying Inc., agent for Takhar Oil/R & A Corporation to rezone the 2 parcels in this case to I-1 for the purpose of joining the parcels and erecting a gas station. Members voted unanimously to **NOT** recommend this zoning amendment to the Trustees on 3/23/17. The Bethel Township Board of Trustees voted unanimously to **DENY** this request on 4/11/17.

4423 US 40:

- 6/6/2018(both properties) – Violation letter to R&A Corporation (tall grass)
- 8/6/2018(both properties) – Violation letter to R&A Corporation (weeds, trash, dirt piles, burned vacant home)
- 9/7/2018 – Violation letter to R&A Corporation (squatters in burned vacant home)
- 7/10/2019 – Violation letter to R&A Corporation (tall weeds, squatters in unsafe, burned vacant home). This home was demolished in 2024.
- ZC-03-23 – New construction, 3000 sq ft Convenience Store with 10 parking spaces
- ZC-42-23 – New construction, Grocery Convenience Store
- ZC-17-26 – New construction of a 5' x 10' freestanding sign and a 25 sq ft triangular wall sign

Exhibit A – Bethel Township Zoning Map



An aerial photograph of a residential area. A large, irregularly shaped property is outlined in blue. Within this blue-outlined area, a yellow line runs diagonally from the bottom-left towards the top-right, dividing the property into two sections. The left section contains a large, dark-roofed building. The right section is mostly bare earth with some sparse vegetation. Surrounding the blue-outlined property are other houses, trees, and a road. In the top-left corner, there is a compass rose and navigation controls. In the top-center, there is a date selector showing '03/18/2025' and '1 of 73'. In the bottom-left corner, the text 'PARCEL: A01-086200' is displayed.

Search results for a01-086200:

- Address: 4423 US 40 E
- Owner: R & A CORPORATION
- Value (100%): \$222,400
- Acres: 0.53
- Land Use: 452

View A01-086200:

- Address: 9140 ST RT 202
- Owner: R & A CORPORATION
- Value (100%): \$16,600
- Acres: 0.66
- Land Use: 400



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- -

SECTION I: PROPERTY INFORMATION

Property Location: 4423 US-40 & 9140 ST RT 202		Acreage: .53 & .66
Section:	Town:	Range:
Subdivision Name and Lot No.:		Parcel:
		Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Richard Drake, Drake Architecture		Phone: 937-609-1449
Address: 189 Breaknoss CT	City, State: Vandalia OH	Zip Code: 45377
Property Owner: Jovi Takhar	Phone: 937-503-2034	
Address: 7030 Poe Ave	City, State: Dayton, OH	Zip Code: 45414

SECTION III: AREA TO BE AMENDED

Current Zoning: B-3 & B-3
Current Use: Convenient Store & Vacant Lot
Proposed Zoning: F-1 For Both
Proposed Use: Convenient Store with Fueling Station
Description of Proposed Area To Be Rezoned: These two Properties will Be Combined IF they are Allowed to Be Rezoned & the Lot Size Variance is Approved

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 ☐ OHIO E.P.A. (Pending) ☐ WAIVER

HEALTH DEPARTMENT

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.

	4/29/20		4/29/20
Builder/Applicant	Date	Owner	Date

Only One Signature Required

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY:			DATE OF APPLICATION:
MIAMI CO. PLANNING COMM.	APPROVED	DENIED	MODIFIED
BETHEL TWP. ZONING COMM.	PUBLIC HEARING:		
CHMN:	APPROVED	DENIED	MODIFIED
BOARD OF TRUSTEES	PUBLIC HEARING:		
CLERK:	APPROVED	DENIED	MODIFIED

1	Chen, G.-D.	Ph.D. 2002
2	University of California	Chair

Architecture | Design
 01 Introduction | 02 Planning and Design
 03 Construction | 04 Materials and Construction
 05 Environmental Design | 06 Urban Design
 07 Landscape Architecture | 08 Interior Design
 09 Architecture and Technology
 10 Architecture and Society
 11 Architecture and Culture
 12 Architecture and the Future

DESIGN DRAWINGS



Version	A1.0
Rev	
Issue	

Client: BENTLEY SYSTEMS, INC.

0-021-0-1. INTRODUCTION

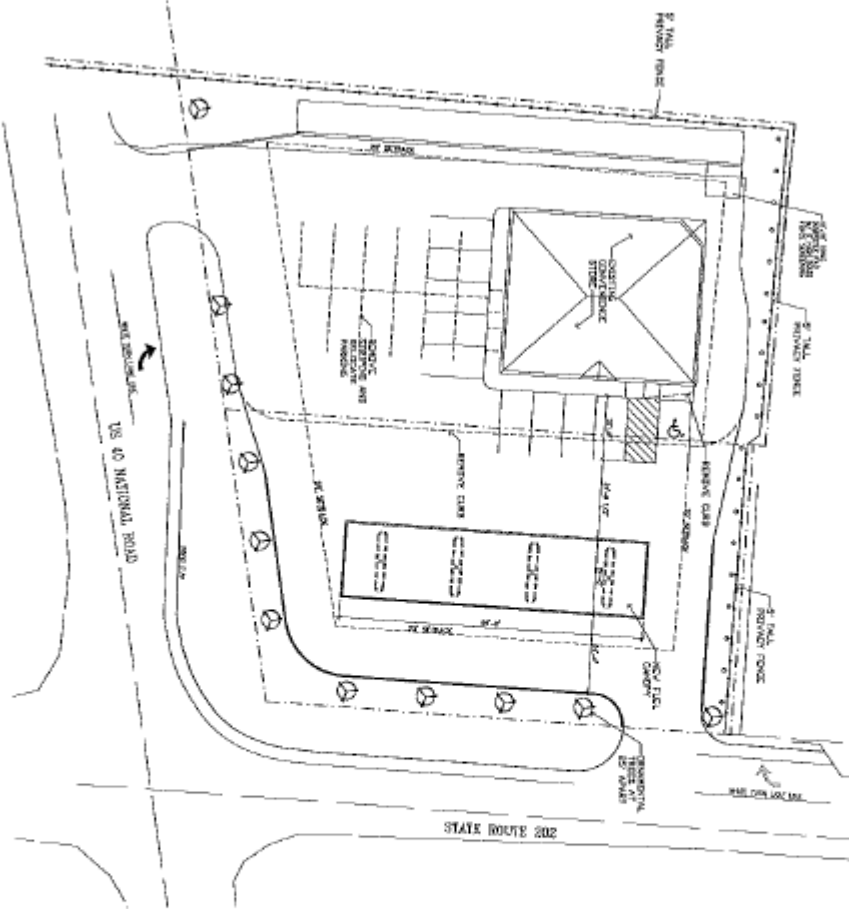


Exhibit E – Case ZA-02-17 Minutes from March 23, 2017 Zoning Commission Meeting

Case: ZA-02-17: A request from Apex Engineering and Surveying, Inc., 1068 N. University Blvd., Middletown, OH 45042, agent for R&A Corporation/Takhar Oil, to rezone two parcels located at 9140 St. Rt. 202 (Parcel #A01-086200 – .66 acres) and 4423 E. US 40 (Parcel #A01 086205 – .534 acres) for the purpose of joining the parcels and erecting a gas station. Parcel #A01-086205 is presently zoned B-1 and Parcel #A01-086200 is presently zoned B-3. Both parcels to be zoned I-1 and then joined. Approval to be contingent on joining the parcels and receiving a variance on lot size smaller than required for I-1.

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him. No questions since the applicant was available.

The owners were represented by Mr. Matt Geddis of Apex Engineering. Mr. Geddis presented the plans in hard copy and with a verbal overview.

Ms. Reese: If a turn lane has to be put in to control traffic, who pays for that?

Mr. Geddis: It would either be ODOT or the applicant depending on location.

Ms. Reese: Has a traffic study been done?

Mr. Geddis: Not yet. Should be completed within two weeks.

Ms. Furderer: Didn't they put the "cart before the horse" here by purchasing the lots and then coming to the Township?

Mr. Geddis: The sale had to be completed quickly and based on how projects have gone in other parts of the county, they did not foresee any problems.

Ms. Reese: What will be sold at the store part and how many pumps are planned?

Mr. Geddis: The store will sell the standard convenience items, as well as beer and wine. No hard liquor. There will be eight pumps.

Mr. Serra: Traffic looks like it would be a huge concern. Would any road widening come out of 2 the applicant's property and not neighbors'?

Mr. Geddis: Yes.

Ms. Furderer: What about tanker trucks? How would they get in and out? What hours do they operate?

Mr. Geddis: Tankers would be able to get in and out. Hours of operation for the station would be 5:30 a.m. until 9:30 p.m.

Ms. Furderer: Any comments from those for the request?

Mr. Don Caldwell: He doesn't live there but thinks anything is better than what is there now and would increase property values.

Ms. Furderer: Any comments from those against the request?

Ms. Elizabeth Wenrick sent in a letter opposed to the gas station due to traffic.

Ms. Janice Royce: With the large right of way and the traffic problems, how will that be dealt with?

Mr. James Snegly: Has concerns about traffic, lighting, privacy (lots of people in and out by his house), and fuel smells.

Ms. Tracy and Mr. Jason Haier: They were there for their mother, who is unable to come. She is concerned about water and fuel runoff polluting wells, traffic, screening, noise and lights. They stated they pay for sewer and water to keep Huber Heights and this type of development out of Bethel Township.

Mr. Len Thomlen: His issue was traffic.

Ms. Lisa Rolline: There should be a requirement to have the ODOT study completed before a decision. This proposed use is dangerous and disturbing.

Michelle Quinn: What will be sold? How were people notified? Runoff, traffic and air quality were primary concerns.

Mr. Caskey responded that notifications are determined by the Ohio Revised Code and Bethel Township exceeds these parameters.

Mr. Joe Sumpter: He was there to support his neighbors. He doesn't feel this use is right for the comprehensive land use plan put in place. He said any gas station should be on a larger parcel.

Public comment against the project closed. Mr. Geddis asked to respond. Ms. Furderer allowed that.

Mr. Geddis: There are no plans to have the station open for 24 hours. Not cost effective with the amount of traffic flow. They are following all processes at the state, county and township level to ensure all concerns about screening, runoff, traffic, lighting, etc., are addressed. The clientele of the station will be locals for the most part and it shouldn't draw the "wrong crowd." The traffic 3 study will determine a lot of the requirements and they will follow all recommendations. Runoff has never been a problem with any of their projects and they don't see that here either. It is not possible for gas to runoff due to safety equipment. They believe the project will improve the looks of the intersection, improve visibility, and not cause light pollution.

Public discussion is closed. Ms. Furderer: Do we have any further discussion on this case? None.

Motion: Mr. Serra moved to approve the rezoning with the condition that the variance for size is approved by the Board of Zoning Appeals, stating that it should come to a vote. Mr. Berbach seconds the motion after explaining his views on the project and wanting it to come to a vote.

VOTE:

Ms. Reese – No

Ms. Furderer – No

Mr. Berbach – No

Mr. Serra – No

Case ZA-02-17 fails 4-0.

Exhibit F – Case ZA-02-17 Minutes from April 11, 2017 Trustee Meeting

RESOLUTION #17-04-039

A RESOLUTION UPHOLDING THE BETHEL TOWNSHIP ZONING COMMISSION RECOMMENDATION FOR THE DENIAL OF THE RE-ZONING REQUEST FROM APEX ENGINEERING AND SURVEYING, INC., 1068 N. UNIVERSITY BLVD., MIDDLETOWN, OH 45042, AGENT FOR R&A CORPORATION/TAKKAR OIL, TO REZONE TWO PARCELS LOCATED AT 9140 ST. RT. 202 (PARCEL #A01-086200 – .66 ACRES) AND 4423 E. US 40 (PARCEL #A01-086205 – .534 ACRES) FOR THE PURPOSE OF JOINING THE PARCELS AND ERECTING A GAS STATION. PARCEL #A01-086205 IS PRESENTLY ZONED B-1 AND PARCEL #A01-086200 IS PRESENTLY ZONED B-3. BOTH PARCELS ARE REQUESTED TO BE ZONED I-1 AND THEN JOINED. ANY APPROVAL WOULD BE CONTINGENT ON JOINING THE PARCELS AND RECEIVING A VARIANCE ON LOT SIZE SMALLER THAN REQUIRED FOR I-1.

CERTIFICATE OF RECORDING OFFICER I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #17-04-039 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 11TH DAY OF APRIL, 2017, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE _____ DEBORAH A. WATSON FISCAL OFFICER BETHEL TOWNSHIP, MIAMI COUNTY

THE ABOVE RESOLUTION WAS MOVED BY MR. HIRT AND SECONDED BY MR. BIGGS AND THE VOTE BEING TAKEN AS: MR. BIGGS YES

MR. HIRT YES

MRS. VANHAAREN YES

Exhibit G – Miami County Engineer's Comments

Applicant's Name: Richard Drake, Drake Architecture
189 Preakness Ct., Vandalia, Ohio 45377

Page 2 of 4

Application No: Bethel Township Planning and Zoning
Nature of Request: To combine and rezone 2 lots from B-3, Neighborhood Commercial to I-1, Light Industrial.

Present Zoning District: B-3, Neighborhood Commercial

Proposed Zoning District: I-1, Light Industrial

Location: The properties are located at 4423 US 40 & 9140 St Rt 202

Township: Bethel **Section:** 25 **Town:** 2 **Range:** 9

Comments: Comments previously submitted for the March rezoning remain applicable to this tract combination-rezoning. *"The existing tract (eastern) formerly contained a business-commercial-type structure that has been removed. The existing and proposed access to State Route 202 and U.S. Route 40 require ODOT review and approval. Additionally, ODOT may require a traffic impact study and improvements to the adjacent roadways as part of development. The MCEO has limited knowledge or review of site development within Bethel Township. The Bethel Township Trustees, Developer, Owner, etc. are encouraged to contact ODOT as part of development review. Further review of the tract prior to future development is recommended."* A commercial type structure and asphalt parking area, and driveway entrance to U.S. Route 40 had been installed on the western tract at the time of the site review.

Exhibit H – Street views





ZC Case ZA-04-26

A request from Jason McCoy, PO Box 147, Tipp City, OH to amend the zoning resolution to re-zone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH to I-1. The parcel is currently multi-zoned R-1AA, R-1AAA, and I-1. Proposed use on the current R-1AA/F-1AAA area, if rezoned, will be a contractor's storage yard. Miami County Parcel ID# A01-005500.

GENERAL INFORMATION:

Applicant/Property Owner:	Jason McCoy		
Property Address:	4021 E US 40, Tipp City, OH 45371		
Current Zoning:	R-1AA, R-1AAA and I-1		
Location:	The NE corner of Wildcat Road and US 40		
Existing Land Use:	Agricultural		
Bethel Land Use Plan:	Rural Settlement		
Surrounding Land Use	North	A-2 Agricultural and R-1AA Residential Districts	
	South	R-1AAA and R-1C Residential and A-2 Agricultural Districts	
	East	I-1 Light Industrial	
	West	R-1A and R-1AAA Residential	
Road Frontage:	Approximately 720' on Wildcat Rd and 846' on US 40		
Exhibits:	<i>A – Bethel Township Zoning Map</i> <i>B – Aerial Vicinity Map showing ROW</i> <i>C – Aerial Map (current, 6/18/26)</i> <i>D – Plat Survey</i> <i>E – Letter from Shipman, Dixon, & Livingston Co., LPA dated 12/19/25</i> <i>F – Application</i> <i>G – ODOT letter regarding a Field Drive Permit dated 3/30/26</i> <i>H – Violation letter from Ohio EPA dated 4/8/26</i> <i>I – Resolution letter from Ohio EPA on 6/10/26</i> <i>J – MC Engineer's comments dated 6/8/26</i>		

SPECIAL INFORMATION:

Fire Dept Information/Review:	N/A
Miami County Health District:	N/A
County Planning Commission:	Recommended unanimous approval of the application with a 8-0 vote
Bethel Twp Zoning Commission:	Recommended unanimous denial of the application with a 0-5 vote

PRIOR ZONING CASES:

- In June of 1954, the Swanks (husband and wife) and Bonnie Elliott, owners and a lienholder of the residential land asking to be rezoned, created a subdivision of 4.79 acres called Swankmoor Plat. They added protective covenants to restrict the usage of the land to residential. In addition, they dedicated easements for the construction, operation, maintenance, repair, replacement, or removal of water, sewer, gas, electric, telephone, or other utility lines or services, and for the express privilege of removing any and all trees or

other obstruction to the free use of said utilities, and for providing ingress and egress to the property for said purposes and are to be maintained as such forever. The plat survey and covenants can be found in Exhibit D.

- On December 19, 2025, a letter was sent from the Township's attorney to the applicant and his attorney to state that using the residential portion of the property to store snow plows or other similar commercial purposes would be a violation of the Bethel Township zoning regulations. This letter was a result of the applicant conveying his intention to bring in dirt/gravel and to use the entirety of the property for some version of snow plow storage. This letter is attached as Exhibit E.

Exhibit A – Bethel Township Zoning Map

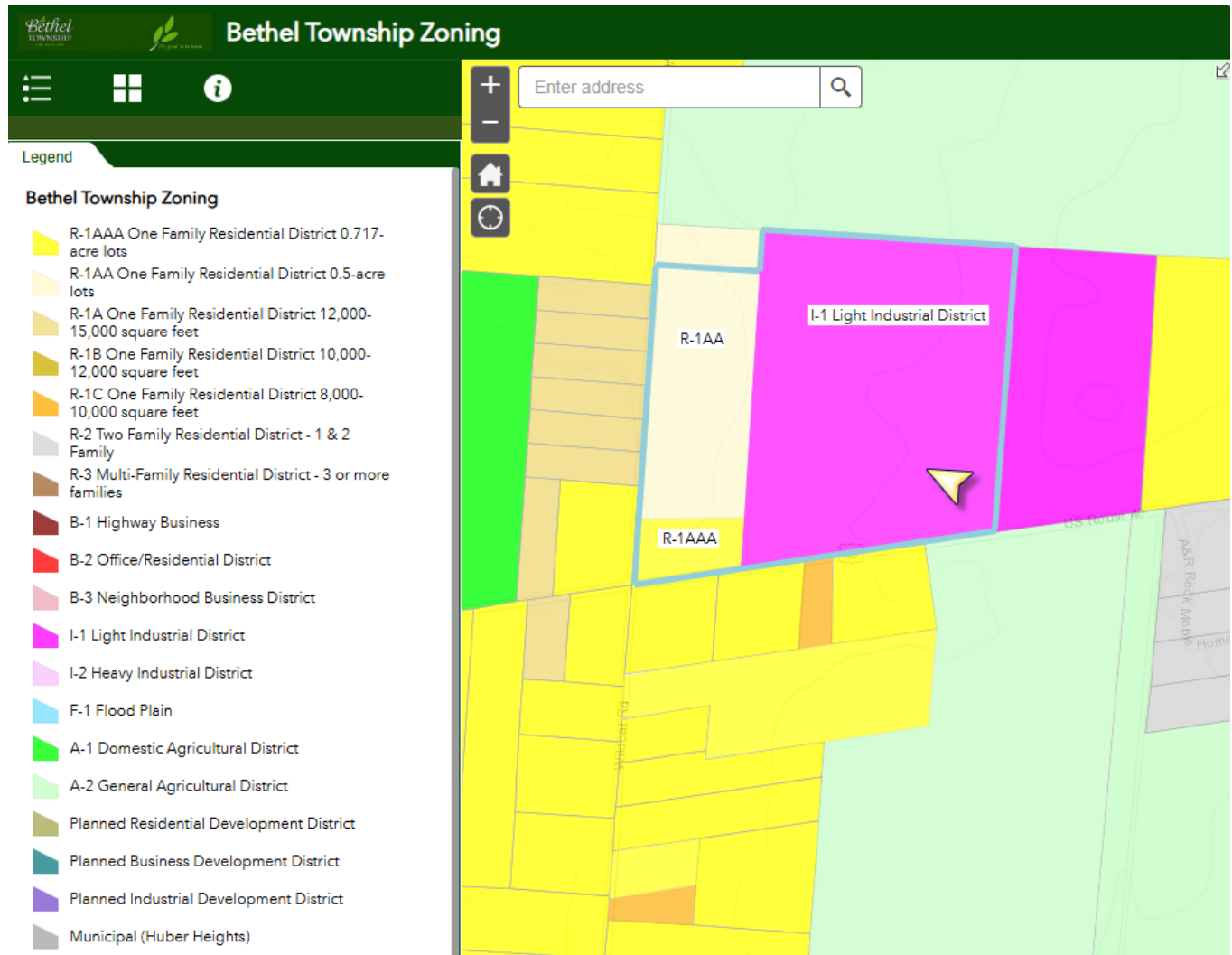


Exhibit B – Aerial Vicinity Map with ROW

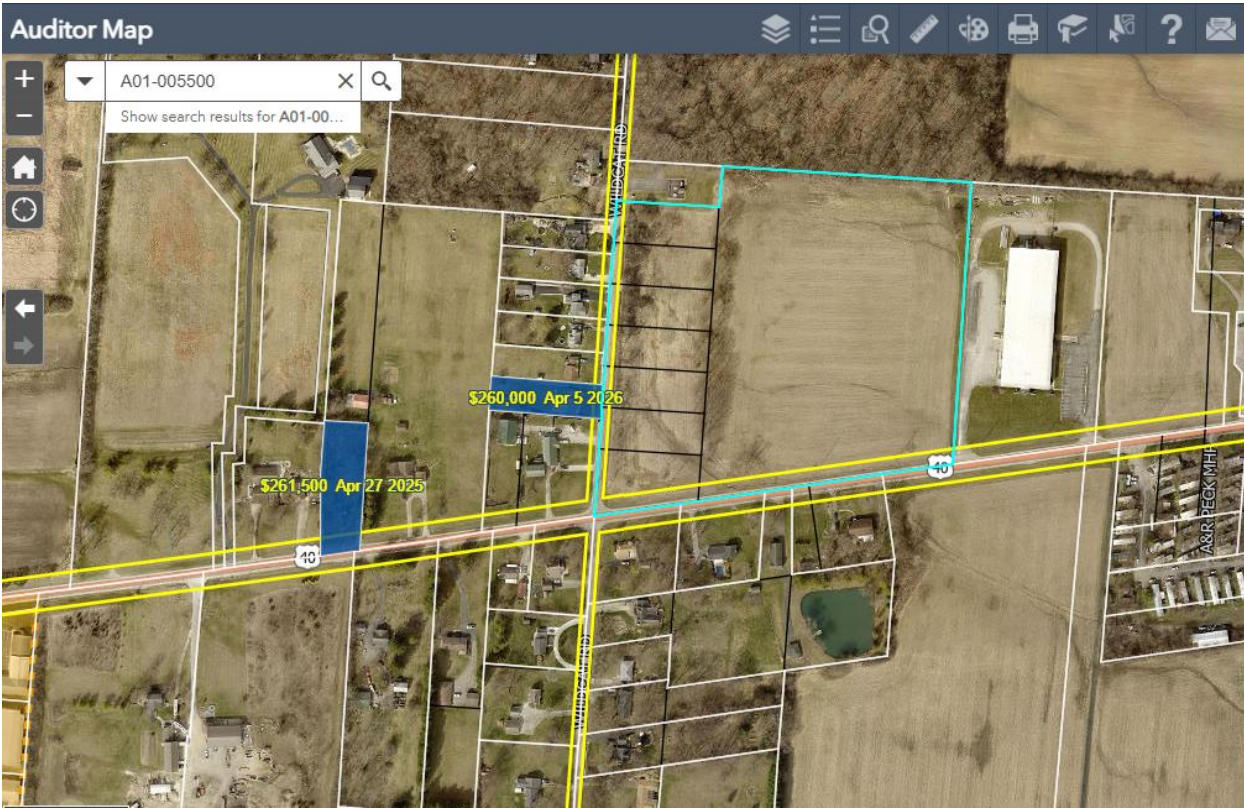
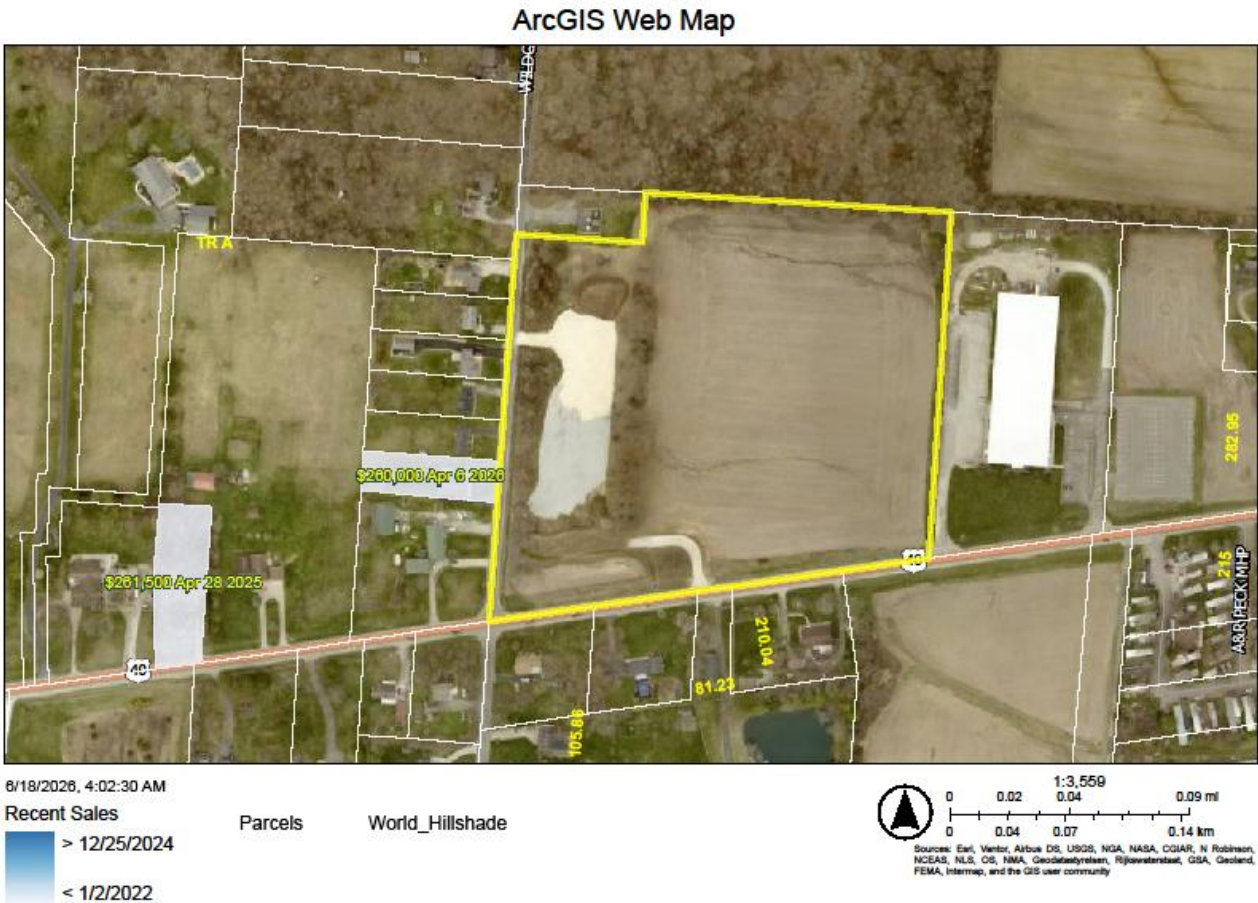
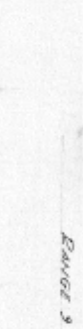


Exhibit C – Aerial View (current, 6/18/26)



Ernest Brown
Elder, First of Browning
Elder, Cune King & Squire
1216 Cannon St.
Dayton, O.

[illegible]

PLAT No. 25 Vol. No. 10
Miami Citizens Record and News
Scale 1"=100'

No building shall be located nearer to the front line nor nearer to the side line than the building setback line shown on the recorded plat. All buildings and structures, including any sign erected to advertise a building or lot and trees three or more feet in diameter, shall be set back from the front and side yard space may be divided unevenly to meet the needs of any building is erected closer than 10 feet to any of these.

No lot shall be hereafter subdivided into parcels for separate residential purposes.

No fence shall be erected on any lot closer to the front lot line than the rear building line.

These covenants and restrictions are to run with the land and attach to the building and all parties and all persons claiming under them until July 1, 1976, at which time said covenants and restrictions are automatically extended for successive 10 year periods. In the event of any failure of the property owners in the subdivision, these covenants are amended or terminated.

No existing shell or erected place or ground on any lot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing or in conformity in writing with the structures, or by a commission composed of three or more representatives, by the majority of the lot owners.

Urbil, each home as a public open space, is available to serve that subdivision, driving proper use as well as the individual wells drilled for each dwelling, enacted in the same accordance with the requirements of the County Board of Health.

WITNESSED
John R. Baker
Fred M. Williams

SIGNED
Alfred W. Sarnacki

Edward S. Barrett *Brown's M. Co. Unit.*

[illegible]

Approved & 30-07 by H. D. H. County Engineer

Approved June 30-1904
 J. H. [Signature]
 J. H. [Signature] Secy of County
 Comm. Supers
 [Signature] Attorney

Transferred by Auction
Recorded Page Book

December 19, 2025

VIA CERTIFIED MAIL

EETSABARN, LLC
Statutory Agent: Andrew Pratt
18 E. Water St.
Troy, Ohio 45373

And

VIA REGULAR MAIL

Jason McCoy
PO Box 147
Tipp City, Ohio 45371

RE: 4021 E. US Rt. 40 Tipp City, Ohio 4531

Dear Mr. Pratt:

By way of introduction, my name is Andrew H. Johnston and I represent Bethel Township in regards to the anticipated land use violations at 4021 E. US Rt. 40, Tipp City, Ohio 45371 ("Property") for which you are the Statutory Agent for the landowner, EETSABARN, LLC. It is my belief that Jason McCoy is the owner of the company.

It is my understanding that the Property is a 14.71-acre tract within Bethel Township that currently has three separate zoning districts on the *one* parcel. It is my opinion that the three zoning districts are R-1AA One Family Residential, R-1AAA One Family Residential, and I-1 Light Industrial. Further, I believe that Mr. McCoy has been in contact with the previous zoning administrator and one of the township trustees and he has conveyed his intention to bring in dirt/gravel and to use the entirety of the property for some version of snow plow/blade storage.

Out of an abundance of caution and an explicit attempt at transparency, I would like to bring to your attention that use of the Property in the zoning districts of R-1AA and R-1AAA to store snow plows/blades or other similar commercial purposes would be a violation of the Bethel Township zoning regulations. While it is impossible to determine a violation of the zoning regulations with any specificity in advance, the township wanted to try to avoid any miscommunication and prevent any possible land use violation in the future. Prior to this correspondence, Mr. McCoy made clear that he disagrees with this opinion and that his anticipated use of the Property would not violate any zoning regulation.

It is not my intention to cause any undue embarrassment in this matter, but Bethel Township is statutorily empowered and required to enforce the zoning regulations in place. If Bethel Township believes that a landowner is violating a zoning regulation, it will be required to take any and all steps to remedy the violation up to and including the filing of a misdemeanor criminal violation under Section 40.01 and 40.01 of the Bethel Township Zoning Ordinances. If my understanding of your anticipated land use is mistaken or if other material facts are incorrect, please reach out and let me know. It is my hope that the landowner and Bethel Township can find a path forward in which the Property is used in compliance with all zoning regulations. If you have any questions, please feel free to contact my office.

Respectfully,

Shipman, Dixon & Livingston Co., L.P.A.

Andrew H. Johnston

cc. Bethel Township Trustees

Exhibit F - 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- -****SECTION I: PROPERTY INFORMATION**

Property Location: 4021 E US-40 Tipp City OH 45371	Acreage: 14.714
Section: 25 Town: 2 Range: 9	Parcel: A01-005500
Subdivision Name and Lot No.: N/A	Zoning District: Bethel

SECTION II: APPLICANT INFORMATION

Applicant Name: Jason McCoy	Phone: 937-776-2631
Address: PO Box 147	City, State: Tipp City OH
Property Owner: Eetsabarn LLC	Zip Code: 45371
Address: PO Box 147	Phone: N/A
City, State: Tipp City OH	Zip Code: 45371

SECTION III: AREA TO BE AMENDED

Current Zoning: R1-AA, R1-AAA, and I-1
Current Use: farm field and future development
Proposed Zoning: entirely I-1
Proposed Use: on the R1-AA and R1-AAA proposed use will be contractor's storage yard if rezoned.
Description of Proposed Area To Be Rezoned:
rectangular area between Wildcat on West, US-40 on South, tree line on East and left station on North

SECTION IV: WATER AND SANITATION INFORMATION
 PUBLIC WATER AVAILABLE? ☒ Y ☐ N PUBLIC SEWER AVAILABLE? ☒ Y ☐ N HYDRANTS WITHIN 500'? ☒ Y ☐ N

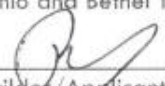
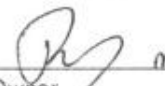
SANITATION TO BE APPROVED BY:

☐ MIAMI COUNTY☐ OHIO E.P.A. (Pending)☐ WAIVER

HEALTH DEPARTMENT

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.


 Builder/Applicant
5-1-26
Date

 Owner
5-1-26
Date

Only One Signature Required

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY:	DATE OF APPLICATION:
MIAMI CO. PLANNING COMM.	APPROVED DENIED MODIFIED
BETHEL TWP. ZONING COMM.	PUBLIC HEARING:
CHMN:	APPROVED DENIED MODIFIED
BOARD OF TRUSTEES	PUBLIC HEARING:
CLERK:	APPROVED DENIED MODIFIED
	COMMENT:
	PUBLIC NOTICE:
	COMMENT:
	PUBLIC NOTICE:
	COMMENT:

Exhibit G – ODOT letter regarding a Field Drive Permit dated 3/30/26

From: Loryn.Bryson@dot.ohio.gov
Subject: RE: TRAFFIC SAFETY HAZARD: Commercial Access Re-routing and
Potential Culvert Failure on Wildcat Road (Intersecting US Route 40)
Date: Mar 30, 2026 at 4:57:42 PM
To: Col. Logan Elam-Crosley col.l.elamcrosley@gmail.com,
d07.pio@dot.ohio.gov

Col. Elam-Crosley,

Thank you for contacting the Ohio Department of Transportation (ODOT) to share your concerns regarding access to U.S. Route 40 and Wildcat Road in Miami County.

To provide clarification, ODOT has not issued any right-of-way permits—commercial or otherwise—for access onto Wildcat Road. Jurisdiction over access to county roads, including Wildcat Road, falls solely under the Miami County Engineer's Office.

Regarding U.S. Route 40, ODOT did issue a field drive permit to the property owner for access located east of Wildcat Road. This permit is strictly for agricultural use, such as accessing farmland, and is not a commercial permit.

Our department maintains rigorous oversight of these permits. When ODOT became aware that this field drive was being used in a manner inconsistent with its agricultural designation, the permit was promptly revoked, and the property owner was formally notified. Following corrective actions by the owner, the permit was reinstated strictly for agricultural use. At that time, ODOT again provided clear, formal guidance to the owner that any change in property use would necessitate a re-evaluation and could lead to further revocation or the requirement of a different permit type.

We trust this clarifies the department's actions and the jurisdictional boundaries involved.

Respectfully,

Loryn Bryson
Public Information Officer
District 7 Deputy Director's Office
1001 St. Marys Avenue
Sidney, Ohio 45365
D: 937.497.6959
loryn.bryson@dot.ohio.gov



**Environmental
Protection
Agency**

EPA.Ohio.gov

Mike DeWine, Governor Jim Tressel, Lt. Governor John Logue, Director

April 8, 2026

EETSABARN LLC.
PO BOX 147
Tipp City, OH 45371

**Re: 4021 E US Route 40
Notice of Violation
NOV
NPDES
Miami County
8BU00689**

Subject: Ohio Environmental Protection Agency NPDES Construction Stormwater Notice of Violation

Dear EETSABARN LLC.:

Ohio EPA, Division of Surface Water (DSW), conducted an inspection of the active construction site located at 4021 E US Route 40, Tipp City, Ohio in Miami County, Ohio (Parcel Number: A01-005500) on March 31, 2026. This inspection was conducted in response to a complaint alleging unpermitted construction activity. I, along with Michelle Flanagan, represented Ohio EPA DSW during the inspection. The goal of our inspection was to determine your site's compliance with Ohio's environmental laws and regulations found in Ohio Revised Code (ORC) 6111, Ohio Administrative Code (OAC) 3745-39.

A photo log is included at the end of the inspection report documenting conditions of the site on the day of the site visit. If you have any questions regarding the violations cited below, please feel free to contact me.

Violations

Ohio EPA DSW observed the following violation of Ohio's environmental laws and regulations. It is recommended you promptly address the violation.

1. **Violation Description:** The active construction site is discharging stormwater from a regulated construction activity without authorization of an NPDES permit. This is a violation of ORC 6111.04(A)(1), OAC 3745-38(A)(1) and OAC 3745-39-04(A)(1)(b).

Additional Information: Per OAC 3745-39-04 (B)(13)(j) and OAC 3745-39-04 (B)(14), construction activities that will result in the disturbance of one or more acres of land or, that will disturb less than one acre of land but are part of a larger common plan of development or sale that will ultimately disturb one or more acre, must discharge stormwater in accordance

50 W. Town Street
Suite 700
Columbus, Ohio 43215 U.S.A.

614 | 644 3020
epa.ohio.gov

The State of Ohio is an Equal Opportunity Employer and Provider of ADA Services

with a National Pollution Discharge Elimination System (NPDES) permit. My inspection revealed that you have disturbed around 2.5 acres based off the Miami County Auditor's Website.

Requested Action: Please provide me with a written plan of corrective action to address this violation. You should obtain coverage under the Ohio EPA General NPDES Permit for Stormwater Associated with Construction Activities OHC000006 (CGP). To obtain coverage under the CGP, you must first prepare a Storm Water Pollution Prevention Plan (SWP3) and then submit a Notice of Intent (NOI). The primary operator, i.e., developer, should submit the NOI. The operator with day-to-day operational control of the construction, typically the general contractor, is to submit a Co-Permittee NOI once the primary operator obtains NPDES permit coverage. Step-by-step instructions for completing this process can be found at links below:

- Create an OH|ID and eBiz Account: [eDMR How to Create OHID and eBIZ Account.pdf](#)
- Obtain a Personal Identification Number (PIN): [eBizPINHelpSheet.pdf](#)
- Create/Submit a Construction Stormwater NOI: [STREAMSGuide\(ConstSW\).pdf](#)
- Create/Submit a Construction Stormwater Co-Permittee NOI: [STREAMSGuide\(ConstSWMS4-copermit\).pdf](#) (If applicable).

SWP3 requirements can be found in the CGP at [OHC000006.pdf](#) and guidance can be found at [Rainwater and Land Development | Ohio Environmental Protection Agency](#). To demonstrate compliance, please notify me when an NOI has been submitted and provide photos showing the erosion and sediment controls that you have installed on site.

Conclusion

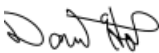
Within 14 days of receipt of this letter, please provide documentation to Ohio EPA DSW of the actions taken and/or will be taken to resolve the violations cited above. Documentation of steps taken to resolve this (these) violation(s) includes but is not limited to; written correspondence, updated policies, and photographs, as appropriate, and may be submitted via the postal service or electronically to Daniel.Hoit@epa.ohio.gov. If circumstances delay resolution of violations, you are requested to contact Ohio EPA DSW to discuss the situation and propose an alternative schedule to resolve the violations in a timely manner.

Failure to comply with Chapter 6111 of the Ohio Revised Code and rules promulgated thereunder may result in an administrative or civil penalty.

Please note that the submission of any requested information to respond to this letter does not constitute waiver of the Ohio EPA's authority to seek administrative or civil penalties as provided in Chapter 6111.09 of the Ohio Revised Code.

If you have any questions or comments concerning this letter, please contact me at (937) 285-6104 or email at Daniel.Hoit@epa.ohio.gov.

Sincerely,



Daniel Hoit
Environmental Specialist II
Division of Surface Water

Ec:

Wesley Sluga, Ohio EPA DSW
Scott Sheerin, Ohio EPA DSW



Photo: 1

Taken by Daniel Hoit

4021 E US Route 40 – 8BU00689

March 31, 2025

Photo of unpermitted site located at 4021 E US Route 40, Tipp City, Ohio. Driveway onto Wildcat Road.



Photo: 2

Taken by Daniel Hoit

4021 E US Route 40 – 8BU00689

March 31, 2025

Photo of unpermitted site located at 4021 E US Route 40, Tipp City, Ohio. Gravel lot, unstabilized berm on north side of property.



Photo: 3

Taken by Daniel Hoit

4021 E US Route 40 – 8BU00689

March 31, 2025

Photo of unpermitted site located at 4021 E US Route 40, Tipp City, Ohio. Lack of BMPs in drainage swale and unstabilized berm.



Photo: 4

Taken by Daniel Hoit

4021 E US Route 40 – 8BU00689

March 31, 2025

Photo of unpermitted site located at 4021 E US Route 40, Tipp City, Ohio. Lack of BMPs in drainage swale and unstabilized berm.



**Environmental
Protection
Agency**

EPA.Ohio.gov

Mike DeWine, Governor Jim Tressel, Lt. Governor John Logue, Director

June 10, 2026

Transmitted Electronically

Jason McCoy
Dba: EETSABARN LLC.
PO BOX 147
Tipp City, OH 45371
mccoyjasonm@gmail.com

**Re: 4021 E US Route 40
Resolution of Violation
ROV
NPDES
Miami County
1GC11035*AG**

**Subject: Ohio Environmental Protection Agency NPDES Construction Stormwater
Resolution of Violation**

Dear Mr. McCoy:

Thank you for your resolution in response to Ohio EPA, Division of Surface Water's (DSW), April 8, 2026 Notice of Violation letter. The violations were originally communicated to you through the Notice of Violation letter following an inspection conducted on March 31, 2026 at the property located at 4021 E US Route 40, Tipp City, Ohio.

I have determined that Eetsabarn LLC. has now resolved all violations discovered during the March 31, 2026 inspection. To ensure that all the violations have been addressed, I have reviewed the documentation requested from Eetsabarn LLC. to ensure a response for each violation and its status.

Resolution of Violations

1. **Violation Description:** The active construction site is discharging stormwater from a regulated construction activity without authorization of an NPDES permit. This is a violation of ORC 6111.04(A)(1), OAC 3745-38(A)(1) and OAC 3745-39-04(A)(1)(b).

Additional Information: Per OAC 3745-39-04 (B)(13)(j) and OAC 3745-39-04 (B)(14), construction activities that will result in the disturbance of one or more acres of land or, that will disturb less than one acre of land but are part of a larger common plan of development or sale that will ultimately disturb one or more acre, must discharge stormwater in accordance with a National Pollution Discharge Elimination System (NPDES) permit. My inspection revealed that you have disturbed around 2.5 acres based off the Miami County Auditor's Website.

50 W. Town Street 614 | 644 3020
Suite 700 epa.ohio.gov
Columbus, Ohio 43215 U.S.A.

The State of Ohio is an Equal Opportunity Employer and Provider of ADA Services

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Applicant’s Name: Jason McCoy
P.O. Box 147, Tipp City, Ohio 45371

Application No: Bethel Township Planning and Zoning

Nature of Request: To rezone a 14-acre tract from R-1AAA, Single Family Residential to I-1, Light Industrial.

Present Zoning District: R-1AAA, Single Family Residential & I-1, Light Industrial

Proposed Zoning District: I-1, Light Industrial

Location: The property is located at 4021 E. US 40, Tipp City

Township: Bethel **Section:** 25 **Town:** 2 **Range:** 9

Comments: The MCEO, MSWCD, ODOT, and Bethel Township have been previously contacted (multiple occasions) regarding drainage concerns and more recent site development activities related to this site. The lot consists of Miamian Silt Loam (well drained) and Millsdale Silty Clay Loam (very poorly drained) soils. Sub-surface drainage tile, including portions of the Greider Ditch (tile) No. 359 and surface runoff from adjacent lands cross various portions of the subject tract. The tract currently has a driveway entrance from U.S. 40 and also from Wildcat Road. Please note the Wildcat Road driveway entrance has been in existence for many years, as indicated by historical aerial photos. The sight distance of the Wildcat Road driveway entrance was limited at the time of review. Site development activities had already been started prior to this recent review, including earth moving, site grading, and installation of a large aggregate parking area. No drainage site plan for the tract has been previously reviewed by MCEO. Runoff entering and crossing the tract from a U.S. 40 concrete box culvert (5'x3') appeared to have been diverted westerly to Wildcat Road. This is upstream of the existing Wildcat Road driveway entrance for the subject 14.902-acre tract. The Wildcat Road driveway entrance is currently comprised of 4-15"

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diameter culvert pipes, concrete headwall, concrete slab, with additional aggregate recently placed over the concrete slab. Aerial topography maps indicate this runoff previously flowed northwesterly across the subject tract, to an existing reinforce concrete elliptical roadway drainage culvert (48"x76") beneath Wildcat Road, 725-feet north of U.S. 40. If the existing Wildcat Road driveway entrance will continue to be utilized, the culvert size, capacity, entrance width, and related ditch line improvements must be completed by the owner-developer and should be appropriately sized by the developer’s engineering firm as part of site development activities. Please note, culverts conveying runoff beneath U.S. Route 40 and onto the tract are a 5'x3' concrete box culvert and 24" reinforced concrete pipe. The dedication of additional right-of-way, improvements to the existing berm and ditch line by the owner-developer, are strongly encouraged as part of this rezoning. This includes widening the roadside berm, relocating the ditch line away from the roadway, removal of woody vegetation adjacent to the roadway, etc. The MCEO typical roadway section is attached for reference. The developer will need to apply for a MCEO permit to complete the improvements adjacent to Wildcat Road and improve-upgrade the Wildcat driveway entrance; additional specifications and requirements will be issued at the time of application. A site plan signed and stamped by a registered professional engineer and/or professional land surveyor is strongly recommended. Further review of this site prior to future development is recommended.

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RESOLUTION #26-07-063

A RESOLUTION APPROVING CASE ZA-03-26: A REQUEST FROM RICHARD DRAKE, DRAKE ARCHITECTURE, TO AMEND THE ZONING RESOLUTION TO REZONE TO I-1, BOTH 9140 SR 202, TIPP CITY, 0.66 ACRES ZONED B-3, AND 4423 US 40, TIPP CITY, 0.53 ACRES ZONED B-1 AND THEN COMBINE THEM IF LOT SIZE VARIANCE IS GRANTED. MIAMI COUNTY PARCEL ID# A01-086200 AND A01-086205

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, a request has been made by Richard Drake of Drake Architecture, to rezone to I-1 Light Industrial District, both Miami County Parcel ID# A01-086200 at 9140 SR 202, Tipp City, 0.66 acres zoned B-3 Neighborhood Business District, and Parcel ID# A01-086205 at 4423 US 40, Tipp City, 0.53 acres zoned B-1 General Business District, and to combine the parcels into a single parcel; **AND**

WHEREAS, an I-1 Light Industrial lot requires a minimum of 2 acres, therefore the combined parcel would require an approved variance to be compliant with the current zoning regulations; **AND**

WHEREAS, the proposed use of the combined parcel is a convenience store with a fueling station; **AND**

WHEREAS, the Miami County Planning Commission recommended approval of the proposed rezoning by a vote of 7-1; **AND**

WHEREAS, the Bethel Township Zoning Commission unanimously recommended denial of the proposed rezoning by a vote of 0-5. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that Zoning Case ZA-03-26, a request from Richard Drake of Drake Architecture, to rezone to I-1 Light Industrial, both Miami County Parcel ID# A01-086200 at 9140 SR 202, Tipp City, 0.66 acres zoned B-3 Neighborhood Business District, and Parcel ID# A01-086205 at 4423 US 40, Tipp City, 0.53 acres zoned B-1 General Business District, and to combine the parcels into a single parcel be approved, contingent upon approval of the needed variance for minimum lot size by the Bethel Township Board of Zoning Appeals; **AND**

BE IT FURTHER RESOLVED, that the approval for the rezoning and combining them into a single parcel shall be contingent upon approval of the needed variance for minimum lot size by the Bethel Township Board of Zoning Appeals; **AND**

BE IT FURTHER RESOLVED, that if the variance is approved, the two lots shall be required to be combined into a single parcel; **AND**

BE IT FURTHER RESOLVED that once the two lots are combined, the single parcel must then be in compliance with all zoning regulations as specified for an I-1 Light Industrial District parcel.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-064

A RESOLUTION APPROVING CASE ZA-04-26: A REQUEST FROM JASON MCCOY, PO BOX 147, TIPP CITY, OH TO AMEND THE ZONING RESOLUTION TO RE-ZONE THE ENTIRE 14.714 ACRE PARCEL LOCATED AT 4021 E US 40, TIPP CITY, OH TO I-1 LIGHT INDUSTRIAL DISTRICT. MIAMI COUNTY PARCEL ID# A01-005500.

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, a request has been made by Jason McCoy, PO Box 147, Tipp City, OH to amend the zoning resolution to re-zone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH, Miami County Parcel ID# A01-005500 to I-1 Light Industrial District; **AND**

WHEREAS, the parcel is currently multi-zoned R-1AA Residence District, R-1AAA Residence District, and I-1 Light Industrial District; **AND**

WHEREAS, the proposed use on the current R-1AA/R-1AAA area, if rezoned, will be a contractor's storage yard; **AND**

WHEREAS, the Miami County Planning Commission recommended unanimous approval of the proposed rezoning; **AND**

WHEREAS, the Bethel Township Zoning Commission recommended unanimous denial of the proposed rezoning by a vote of 0-5. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that Zoning Case ZA-04-26, a request from Jason McCoy, PO Box 147, Tipp City, OH to amend the zoning resolution to re-zone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH, Miami County Parcel ID# A01-005500 to I-1 Light Industrial District be approved; **AND**

BE IT FURTHER RESOLVED that once approved, the entire parcel must then be in compliance with all zoning regulations as specified for an I-1 Light Industrial District parcel.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



**A RESOLUTION ADOPTING THE 2027 TAX BUDGET AND DELIVERING THE APPROPRIATE
INFORMATION TO THE COUNTY AUDITOR OF MIAMI COUNTY**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, section 5705.28 of the Ohio Revised Code (O.R.C.) specifies the taxing authority of each subdivision or other taxing unit shall adopt a tax budget for the next succeeding fiscal year, and requires such taxing authority to provide such information as may be required by the commission to perform its duties under chapter 5705 of the Ohio Revised Code, including dividing the rates of each of the subdivision's or taxing unit's tax levies as provided under section 5705.04 of the Ohio Revised Code; **AND**

WHEREAS, pursuant to the terms and provisions of section 5705.29 of the Ohio Revised Code, the contents of the tax budget must include operating expenses, expenditures for permanent improvements, amounts required for the payment of final judgments, expenditures for which a special levy is authorized, comparative statements of expenditures for the current fiscal year and the two preceding fiscal years, estimated receipts, the amount each fund requires from the general property tax, comparative statements of taxes and other revenues for the current fiscal year and the two preceding fiscal years, the amount required for debt charges, and an estimate of amounts from taxes authorized to be levied in excess of the ten-mill limitation; **AND**

WHEREAS, section 5705.30 of the O.R.C. specifies each subdivision shall include such other information as is prescribed by the auditor of state and at least two copies of the budget shall be filed in the office of the Fiscal Officer of the subdivision for public inspection not less than ten days before its adoption by the taxing authority, and such taxing authority shall hold at least one public hearing thereon, of which public notice shall be given by at least one publication not less than ten days prior to the date of hearing in the official publication of such subdivision or in a newspaper having general circulation in the subdivision; **AND**

WHEREAS, the Board of Trustees of Bethel Township, Miami County submitted two copies of the budget, sufficiently noticed a public hearing, and held one public hearing; **AND**

WHEREAS, section 5705.30 of the O.R.C. also specifies the budget, after adoption, shall be submitted to the county auditor on or before the twentieth day of July; **AND**

WHEREAS, it is the desire and intention of the Board Of Trustees of Bethel Township, Miami County as the taxing authority of Bethel Township, Miami County to elect to adopt a tax budget for the fiscal year of 2027. **THEREFORE**

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County, that:

Section 1. The Board of Trustees declares the members of said body have examined the contents of the information and documents which have been prepared by the office of the Fiscal Officer of the Township for submission to the Miami County Auditor for the fiscal year 2027, and that the Board of Trustees of Bethel Township, Miami County hereby approves the same with the following modifications agreed upon during discussion to adopt the resolution:

Section 2. The Board of Trustees hereby authorizes and directs the Chief Financial Officer of the Township to submit such information and documents to the Miami County Auditor and to take such other actions as may be reasonably necessary incident of said submissions.

Section 3. The Board of Trustees hereby finds and determines that all deliberations and actions related to the foregoing where effected in open and public session and in full compliance with section 121.22 of the Ohio Revised Code, and otherwise as provided by law.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____
 Trustee Julie Reese _____
 Trustee Josh Wilkerson _____

Attest: _____
 Rhonda Ross, Fiscal Officer
 Bethel Township, Miami County, Ohio



RESOLUTION #26-07-066

A RESOLUTION TO PROCEED WITH ELECTION ON THE QUESTION OF A RENEWAL TAX LEVY FOR FIRE AND EMERGENCY MEDICAL SERVICES IN EXCESS OF THE TEN-MILL LIMITATION AND REQUESTING THE MIAMI COUNTY BOARD OF ELECTIONS TO PUT THE QUESTION OF SUCH LEVY UPON THE NOVEMBER 3, 2026 GENERAL ELECTION BALLOT

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Board of Trustees of Bethel Township is the taxing authority of Bethel Township Fire District One, which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio; **AND**

WHEREAS, it appears that the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements needed for fire protection and emergency medical service within Bethel Township Fire District One (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio) and it is the intention of the Board of Trustees to levy a tax in excess of the ten mill limitation within said fire district; **AND**

WHEREAS, as permitted by Ohio Revised Code section 5705.19(I), it is necessary to levy a tax in excess of such ten mill limitation for the purpose of providing Fire and Emergency Medical Services upon the entire territory contained within Bethel Township Fire District One, Miami County, Ohio One (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio); **AND**

WHEREAS, the Board of Trustees of Bethel Township, as the taxing authority of Bethel Township Fire District One (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio) pursuant to Ohio Revised Code Section 5705.03(B), requested and secured from the Auditor of Miami County, Ohio, the certification of said official as to the total tax valuation of the real property contained within Bethel Township Fire District One, Bethel Township, Miami County, Ohio, which is TWO HUNDRED AND FIFTY-THREE MILLION, THREE HUNDRED AND SEVENTY-SEVEN THOUSAND, NINE HUNDRED AND SEVENTY DOLLARS (\$253,377,970.00); and of the estimated tax revenue that will be raised annually by FOUR AND NINETY-ONE HUNDRETHS (4.90) MILLS for each one dollar (\$1.00) of valuation, assuming the tax valuation of such real property contained within Bethel Township Fire District One, Bethel Township, Miami County, Ohio, remains constant throughout the life of the levy, which is calculated to be SEVEN HUNDRED AND NINETY-FIVE THOUSAND, AND FORTY-SIX DOLLARS (\$795,046.00); and at such rate amounts to ONE HUNDRED AND THREE DOLLARS (\$103.00) for each one hundred thousand dollars (\$100,000.00) of the county auditor's market valuation; **AND**

WHEREAS, the question of levying additional taxes shall be submitted to the electors of the entire area of Bethel Township Fire District One, Miami County, Ohio (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio) at the general election to be held on November 3, 2026.

NOW, THEREFORE, AS PERMITTED BY OHIO REVISED CODE SECTION 5705.19(I), BE IT RESOLVED by the Board of Trustees of Bethel Township, as the taxing authority of Bethel Township Fire District One (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio) no fewer than two-thirds (2/3) of all of the members thereof concurring, that it is necessary to levy a tax in excess of the ten mill limitation for the benefit of the entire territory contained within Bethel Township Fire District One, Bethel Township, Miami County, Ohio for the purposes of funding

THE PROVISION OF FIRE AND EMERGENCY MEDICAL SERVICES

at a proposed rate not exceeding FOUR AND NINETY-ONE HUNDRETHS (4.90) MILLS for each one dollar (\$1.00) of valuation, which amounts to ONE HUNDRED AND THREE DOLLARS (\$103.00) for each one hundred thousand dollars (\$100,000.00) of the county auditor’s market valuation; and which shall be a **RENEWAL LEVY OF AN EXISTING TAX TO BE LEVIED FOR A PERIOD OF FIVE (5) YEARS** for like purpose and for like rate to be first placed on the tax lists and duplicate beginning with tax year 2027 and continuing for tax years 2028, 2029, 2030 and 2031; and to be first due and collected in calendar year 2028, and continuing for calendar years 2029, 2030, 2031 and 2032; and which proposed levy shall be a **RENEWAL LEVY OF AN EXISTING TAX** for like purpose and for like rate, all as permitted under Ohio Revised Code section 5705.19(I) and which proposed levy shall be voted upon by the electors of the entire territory contained within Bethel Township Fire District One, Miami County, Ohio (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio) at the general election to be held on November 3, 2026; **AND**

BE IT FURTHER RESOLVED, that the question of levying additional taxes be submitted to the electors of the entire territory contained within Bethel Township Fire District One, Miami County, Ohio (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio) by the Miami County Board of Elections at the general election to be held on November 3, 2026, at the usual voting places located within Bethel Township Fire District One, Bethel Township, Miami County, Ohio; **AND**

BE IT FURTHER RESOLVED, that the proposed tax levy be placed upon the tax lists and duplicate of Miami County, Ohio, and to remain on said tax lists and duplicate as is set forth hereinabove, and be collected as other taxes, if a majority of the electors voting thereon vote in favor of said proposal; **AND**

BE IT FURTHER RESOLVED that the Fiscal Officer of Bethel Township be, and hereby is, directed to certify a true and complete copy of this Resolution; a copy of the Board’s Resolution requesting the Miami County Auditor to provide the certifications required by Ohio Revised Code section 5705.03(B); and a copy of such certifications provided by the Miami County Auditor, and to direct the same to the Miami County Board of Elections, Miami County, Ohio, and, further, that said Fiscal Officer request the Miami County Board of Elections to cause notice of election on the question of levying said tax be given as required by law; **AND**

BE IT FURTHER RESOLVED that all formal actions of the Board of Trustees of Bethel Township as taxing authority for Bethel Township Fire District One, Bethel Township, Miami County, Ohio, (which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the City of Tipp City, Miami County, Ohio) concerning and relating to the passage of this Resolution were adopted in an open meeting of said Board, and all deliberations of said Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____ _____
 Trustee Julie Reese _____ _____
 Trustee Josh Wilkerson _____ _____

Attest:

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio

THE STATE OF OHIO)
) ss:
MIAMI COUNTY)

I, Rhonda Ross, Fiscal Officer of Bethel Township, Miami County, Ohio, do certify that the foregoing is taken and copied from the Record of the Proceedings of the Board of Trustees of Bethel Township, Miami County, Ohio; that the same has been compared by me with the Resolution on said Record; and that it is a true, correct, and complete copy of the same.

Witness my signature, this _____ day of July, 2026.

Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-067

A RESOLUTION RESCINDING RESOLUTION #25-08-066 FOR FINAL PAYMENT TO FIVE RIVERS METROPARKS

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, in 2025, the Bethel Township Fiscal Officer researched payments related to the agreement for the purpose of land acquisition with Five Rivers MetroParks and determined that the Township had a balance due of \$22,714.15; **AND**

WHEREAS, on August 5th, 2025, the Bethel Township Board of Trustees approved a resolution to make a balance due payment of \$22,714.15; **AND**

WHEREAS, after discussing with Five Rivers MetroParks, it was determined that the Township had fully paid their contribution of 25% of the total project costs to satisfy the Ohio Public Works Commission's (OPWC) Clean Ohio Green Space Conservation Program grant. **THEREFORE**

Attest:

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-069

**A RESOLUTION ENTERING INTO A SIXTEEN (16) MONTH AGREEMENT WITH LEXIPOL TO PROVIDE
POLICY, TRAINING BULLETINS, SUPPLEMENTAL MANUALS, AND PROCEDURES
TO THE BETHEL TOWNSHIP FIRE DEPARTMENT AT A COST OF \$8,519.20**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Fire Department is constantly trying to find ways to improve their policies, procedures, and training; **AND**

WHEREAS, a subscription to a service that provides an annual fire policy manual, daily training bulletins, annual fire supplemental manual(s), and annual fire procedures would be beneficial to the Fire Department, **AND**

WHEREAS, the service will include fire policy onboarding; **AND**

WHEREAS, the Interim Fire Chief and Assistant Fire Chief recommend investing in the services which could be done in-house after the contract expires. **THEREFORE**

BE IT RESOLVED, that the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio authorizes the sixteen (16) month contract with Lexipol at a cost of eight thousand five hundred nineteen dollars and twenty cents (\$8,519.20) and directs the Assistant Fire Chief to execute the contract with Lexipol.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest:

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-070

**A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO
INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION
IN RESPONSE TO THE COMMENTS OF THE
MIAMI COUNTY DEPARTMENT OF DEVELOPMENT AND THE MIAMI COUNTY ENGINEER**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Planning & Zoning Department has recommended text changes to the zoning resolution of Bethel Township, Miami County, originally established on December 8, 1956; **AND**

WHEREAS, the Board previously initiated text amendments by Resolutions 26-05-051 and 26-05-053, which were rescinded by Resolution 26-06-059 adopted June 9, 2026, in order to place a reduced package before the Miami County Planning Commission within its available review time; **AND**

WHEREAS, the Miami County Department of Development and the Miami County Engineer have since completed their review of the Township's full amendment package, have placed it on the Miami County Planning Commission agenda of July 21, 2026, and have stated that "staff is in favor of the Township's intent to modernize its zoning resolution and associated procedures"; **AND**

WHEREAS, that review produced specific comments and recommended corrections, which the Zoning Commission and Board of Trustees will consider at their respective review meetings; **AND**

WHEREAS, the Bethel Township Board of Trustees, Miami County are permitted under section 519.12 of the Ohio Revised Code to amend the zoning resolution. **THEREFORE**

BE IT RESOLVED, by Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that resolution #26-05-059 is amended to reinstate resolution #26-05-053 effective immediately; **AND**

BE IT FURTHER RESOLVED, that the Planning & Zoning Department initiate the process of amending the Bethel Township Zoning Resolution to reflect the amendments set forth in Attachment A and to consider the recommendations provided in the Miami County Department of Development Staff Report for Bethel Township regarding Attachment A.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-071

**A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO
INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the Bethel Township Planning & Zoning Department has recommended that a text change be initiated to the current zoning resolution of Bethel Township, Miami County, originally established on December 8, 1956; **AND**

WHEREAS, staff recommends that several articles be amended to reflect the immediate needs of the Township; **AND**

WHEREAS, the Bethel Township Board of Trustees, Miami County are permitted under section 519.12 of the Ohio Revised Code to amend the zoning resolution. **THEREFORE**

BE IT RESOLVED, by Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that the Planning & Zoning Department initiates the process of amending the Bethel Township Zoning Resolution to reflect the staff recommendations as follows:

1. §3.02 Words and Terms Defined – Parking Garage, Parking Lot, Parking Structure, Public Garage, Motor Vehicle

- **Issue:** Parking Garage is listed in 3.02 as Garage, Parking.
- **Issue:** Term “Parking Lot” is referenced in B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business as a Non-Residential Conditional Permitted Use but when track back through the definitions seems to allow any type of vehicle, including heavy-duty trucks and equipment which is not intended in the Business Districts based on their defined purposes. It is also referenced in F-1 Flood Plain as a Non-Residential Principal Permitted Use. Note: there is a proposed amendment to add a separate term “Heavy Truck Parking”, so Parking Lot needs to be clear that it is not meant for heavy-duty vehicles or equipment.
- **Issue:** Term “Parking Structure” is referenced in B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business as a Non-Residential Conditional Permitted Use but when track back through the definitions seems to allow any type of vehicle, including heavy-duty trucks and equipment which is not intended in the Business Districts based on their defined purposes. It is also referenced in F-1 Flood Plain as a Non-Residential Principal Permitted Use. Needs to be clear that this is not for heavy-duty vehicles or equipment.
- **Issue:** Term “Public Garage” is referenced in I-1 Principal Permitted Uses as Public & Semi-Public Uses but there is no definition in 3.02.
- **Issue:** Term “Motor Vehicle” is used throughout the Zoning Resolution, but the 3.02 entry is labeled “Vehicle, Motor”
- **Current:**

Garage, Parking – A space, structure, or series of structures for the temporary storage or parking of motor vehicles.

Parking Lot – A permanently surfaced parcel of land devoted to unenclosed parking spaces.

Parking Space – A dedicated area for the parking of a motor vehicle within a public or private parking lot.

Vehicle, Motor – Any vehicle, including mobile homes and recreational vehicles, that is propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires.

Vehicle – Any device that is used in the public or private transportation of one or more persons, is used in the transportation of goods over public or private property or roadways, or is used in a commercial or agricultural enterprise. A device that is designed to be pushed, pulled or towed by any self-propelled vehicle shall be considered a vehicle for the purpose of this Resolution.

- **Proposed:** change Garage, Parking definition to refer to “automobile” which specifies a motor vehicle with a manufacturer’s gross vehicle weight rating of less than 26,001 pounds to exclude heavy-duty vehicles and equipment.

Garage, Parking – A space, structure, or series of structures for the temporary storage or parking of automobiles.

- **Proposed:** change Parking Lot definition to refer to “automobile” which specifies a motor vehicle with a manufacturer’s gross vehicle weight rating of less than 26,001 pounds to exclude heavy-duty vehicles and equipment.
Parking Lot – A permanently surfaced parcel of land devoted to unenclosed parking spaces **for automobiles**.
- **Proposed:** add an entry for “Parking Structure” to reference “Garage, Parking”.
Parking Structure – see “Garage, Parking”.
- **Proposed:** add an entry for “Parking Garage” to reference “Garage, Parking”.
Parking Garage – see “Garage, Parking”.
- **Proposed:** add an entry for “Public Garage” to reference “Garage, Parking”.
Public Garage – see “Garage, Parking”.
- **Proposed:** add an entry for “Motor Vehicle” to reference “Vehicle, Motor”.
Motor Vehicle – see “Vehicle, Motor”.

2. §3.02 Words and Terms Defined – Automobile Filling Station

- **Issues:**
 - Term is used in I-1 and I-2 but definition references convenience store.
 - Convenience store definition states it may include the sales of automotive fuels if permitted by the BZA, which causes a conflict within the Districts if Convenience Store is permitted differently than an Auto Wash Facility or an Automobile Filling Station as our code currently does. Automobile Filling Station is permitted in I-1 and I-2 only, but a Convenience Store is permitted in B-1 and B-3 districts. Auto Wash Facility is currently permitted in B-1 only.
 - Auto Wash Facility is used in the Districts as “Automobile Was Facility”. Suggest moving the current definition to “Car Wash” as it is a more common name.
- **Current:**
 - **Automobile Filling Station** - See “Convenience Store”. This should have true filling station definition.
 - **Auto Wash Facility** – The use of a tract of land, building, or portion thereof, for the manual or automatic washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment, for profit.
 - **Convenience Store** – A business that customarily provides prepackaged food products and beverages for consumption off premises, newspapers, magazines, groceries, or other small-scale retail items. A convenience store may include a car wash, the sales of automotive fuels and lubricants if permitted by the Township Board of Zoning Appeals.
- **Proposed:**
 - **Automobile Filling Station** – see “Gas Station”.
 - **Gas Station (Service Station)** – a retail station for servicing vehicles especially with gasoline, diesel fuel, and oil. A gas station may include a car wash and/or a convenience store as accessory uses if the District permits it.
 - **Convenience Store** - A business that customarily provides prepackaged food products and beverages for consumption off premises, newspapers, magazines, groceries, or other small-scale retail items. ~~A convenience store may include a car wash, the sales of automotive fuels and lubricants if permitted by the Township Board of Zoning Appeals.~~
 - **Automobile Wash Facility** – See “Car Wash”.
 - **Car Wash** - The use of a tract of land, building, or portion thereof, for the manual or automatic washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment, for profit.
 - Add “**Convenience Store Associated with Principally Permitted Use**” as an Accessory Permitted Use to I-1 §12.03 and I-2 §13.03.
 - Add “**Car Wash Associated with Principally Permitted Use**” as an Accessory Permitted Use to I-1 §12.03 and I-2 §13.03.

3. §3.02 Words and Terms Defined – Nursery School

- **Issue:** Both “Nursery School” and “School, Nursery” have definitions. While currently they are identical, this creates an opportunity for them to get out of synch should only one be amended.

- **Current:** An establishment providing for the care, supervision, and protection of children on a daily basis for compensation.
- **Proposed:** change Nursery School to reference “School, Nursery”, thereby eliminating the accidental mismatch in definitions should only one of them get updated.
Nursery School – see “School, Nursery”.

4. §3.02 Words and Terms Defined

- **Issues:**
 - New terms are missing from our definitions and the code references missing definitions.
 - Buildings and Trades, Contractor’s Yard, and Utility Storage Yard terms are used in B-1, I-1, and I-2, but there is no definition.
- **Proposed:**
 - **Buildings and Trades** - Establishments engaged in the construction, repair, remodeling, installation, or maintenance of buildings, structures, and related improvements. This category typically includes businesses such as general contractors, electricians, plumbers, HVAC contractors, roofers, masons, painters, carpenters, and similar trades. Activities may include offices, workshops, indoor storage of tools and equipment, and incidental outdoor storage where permitted.
 - **Contractor’s Yard** - Facilities used by construction contractors or similar businesses as a base of operations for the storage, maintenance, dispatch, and staging of construction equipment, vehicles, materials, and supplies. Contractor yards may include offices, workshops, equipment maintenance, and outdoor storage areas, but are not intended for the processing or manufacture of construction materials.
 - **Utility Storage Yard** - Facilities operated by or on behalf of public or private utility providers for the storage, staging, maintenance, and distribution of equipment, vehicles, materials, and supplies used in the construction, operation, repair, and maintenance of utility systems, including electric, water, wastewater, natural gas, telecommunications, and similar infrastructure. These facilities may include fleet parking, equipment maintenance, warehouses, and outdoor storage.

5. R-1AAA Residence District, A-1 Domestic Agriculture District, and A-2 General Agriculture District

- **Issues:** Township has a need for affordable child care. B-3 has “Nursery School or Child Care” listed both as a Principal Permitted Use and as a Conditional Permitted Use in the B-3 Neighborhood Business District.
- **Current:**
 - Nursery School and Child Care is currently only permitted as a Principal Permitted Use in B-2 Office/Residential and B-3 Neighborhood Business – suggest allowing “Nursery School or Child Care” as an Accessory Permitted Use in R-1AAA, A-1, and A-2 Districts where residential dwellings exist.
 - Require a Zoning Permit so the Township and Fire Department knows where they are located.
- **Proposed:**
 - R-1AAA §5.03 Accessory Permitted Uses:
 1. Add **Nursery School or Child Care** as regulated in Section 30.27 (D)
 2. Change Home Occupations to **Home Occupations** as regulated in Section 30.27 (A)
 3. Change Signs to **Signs** as regulated in Article 36 – Sign Regulations
 - A-1 §15.03 Accessory Permitted Uses:
 1. Add **Nursery School or Child Care** as regulated in Section 30.27 (D)
 2. Change Signs to **Signs** as regulated in Article 36 – Sign Regulations
 - A-2 §16.03 Accessory Permitted Uses:
 1. Add **Nursery School or Child Care** as regulated in Section 30.27 (D)
 2. Change Signs to **Signs** as regulated in Article 36 – Sign Regulations
 - B-3 §8.03 Accessory Permitted Uses:
 1. Change Signs to **Signs** as regulated in Article 36 – Sign Regulations
 - B-3 §8.04 Conditional Permitted Uses:
 1. Remove duplicate to Principal Permitted Uses: ~~Nursery School or Child Care~~

- **Proposed:**
 - §2.07.D Zoning Certificate: add new paragraph following “Zoning Certificates for Home Occupations” called “**D. Zoning Certificates for Nursery School or Child Care**”
 - Add new sub-paragraph **D.1: A Zoning Certificate shall be required for all Nursery Schools or Child Care.**
 - Add new sub-paragraph **D.2: Nursery School or Child Care 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 a new sub-paragraph **D.3: All Nursery Schools and Child Care shall comply with the Nursery School and Child Care requirements set forth in Section 30.27.**
 - Renumber the current paragraph D and subsequent paragraphs.
- **Proposed:**
 - §30.27.D add new paragraph **D. Nursery School or Child Care**
 - Add paragraph to explain purpose: **Nursery School or Child Care in a Residential environment shall be regulated as follows:**
 1. There shall be no outward indication or display of operational activity other than a non-illuminated name plate of not more than one (1) square foot.
 2. No additional points of access to any street, road, or highway shall be constructed specifically to accommodate the operation.
 3. No permitted Nursery School or Child Care shall create excessive traffic volume as based on what is normally found in a residential neighborhood.
 4. Vehicles, other than passenger cars, used in the operation of Nursery Schools or Child Care or used in the operation of and as transportation to and from the permitted Nursery School or Child Care, shall be limited to pickup trucks and vans of one (1) ton capacity or less.
 5. Any equipment or process used in the operation that creates excessive noise, vibration, glare, or any environmental emissions or effluents detrimental to the health, safety, and general welfare of the District or causes any audible or visual interference with radio or television reception or electric line voltage fluctuations off of the subject property is prohibited.
 6. Number of children enrolled in or attending the Nursery School or Child Care operation shall be limited to a maximum of six (6).
 7. Hours that a permitted Nursery School or Child Care may be in operation shall be limited to those between 7:00 A.M. and 8:00 P.M.
 8. The operation shall comply with all Federal, State, County, and Township regulations that are pertinent to its operation in addition to those contained in this Section.
 9. The operation shall be conducted within habitable rooms of the dwelling and shall not exceed 25% of the total area of all habitable rooms of the dwelling.
 10. Any exterior or open-air activity outside of the dwelling that creates excessive noise is prohibited.
 11. Exterior storage, including storage in accessory buildings, of equipment, parts supplies, materials, products, merchandise, inventory and generated waste is prohibited. 13. Display of goods or products shall not be visible from outside of the dwelling.

6. B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business §x.04 Conditional Permitted Uses

- **Issue:** Retail Sales, Parking Lots, Parking Structures permitted, but warehouses are not even though it is similar in nature
- **Proposed:** Allow warehouses as a conditional use and limited in size in B-3 District.
 - Add • **Warehouses** to B-1 §9.04 Conditional Permitted Uses
 - Add • **Warehouses** to B-2 §7.04 Conditional Permitted Uses
 - Add • **Warehouses less than 5,000 square feet in floor area** to B-3 §8.04 Conditional Permitted Uses (same as Retail Space restriction)

7. **B-1 General Business §9.04 Conditional Permitted Uses, I-1 Light Industrial §12.04 Conditional Permitted Uses, I-2 Heavy Industrial §13.02 Principal Permitted Uses**
 - **Issues:** Terms “Buildings and Trades, Contractor’s Yard, Utility Storage Yard” is listed as a trio and sometimes singular, sometimes plural.
 - **Proposed:** Split single bullet into three separate entries:
 - Buildings and Trades
 - Contractor’s Yard
 - Utility Storage Yard
 - **Proposed:** In I-1 change “Contractor’s Yards” to the singular “**Contractor’s Yard**” and “Utility Storage Yards” to the singular “**Utility Storage Yard**” for consistency.

8. **B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business, I-1 Light Industrial, I-2 Heavy Industrial §x.05 Lot Development Standards**
 - **Issue:** Maximum impervious surface is nearly the entire lot size, leaving no surface for water run-off or green space. Also, many I-1 lots are less than ¾ of an acre but our side-by-side in Wiley industrial park allowing for many acres of surface to be covered.
 - **Proposed:** Limit impervious surface to 35% in all business and commercial districts
 - Change Maximum Impervious Surface Coverage from 85% to **35%** to B-1 §9.05 Lot Development Standards
 - Change Maximum Impervious Surface Coverage from 70% to **35%** to B-2 §7.05 Lot Development Standards
 - Change Maximum Impervious Surface Coverage from 40% to **35%** to B-3 §8.05 Lot Development Standards for All Other Uses
 - Change Maximum Impervious Surface Coverage from 85% to **35%** to I-1 §12.05 Lot Development Standards
 - Change Maximum Impervious Surface Coverage from 85% to **35%** to I-2 §13.05 Lot Development Standards

9. **I-1 Light Industrial §12.01 Purpose**
 - **Issues:** Fix grammatical issues of misplaced/missing commas and sentence structure.
 - **Current:** The purpose of the “**I-1**” **Light Industrial** District is to provide appropriate places for clean, low environmental impact industrial and manufacturing uses that are located completely indoors, limit off-site impacts, outdoor storage and **that** provide adequate landscaping and screening for buildings, structures and off-street parking areas.
 - **Proposed:** The purpose of the “**I-1**” **Light Industrial** District is to provide appropriate places for clean, low environmental impact industrial and manufacturing uses that are located completely indoors, **to** limit off-site impacts **and** outdoor storage, **and to** provide adequate landscaping and screening for buildings, structures and off-street parking areas.

10. **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 reclassify Principal Permitted Uses to Conditional Permitted Uses to provide option for BZA to evaluate each requested use.
 - **Proposed:** Move all remaining §12.02 Principal Permitted Uses to §12.04 Conditional Permitted Uses

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____
Trustee Julie Reese _____
Trustee Josh Wilkerson _____

Attest:

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-072

A RESOLUTION ACCEPTING THE RETIREMENT OF ROBERT YOCUM

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, Robert Yocum retired effective June 30, 2026 and the Bethel Township Trustees are very appreciative that Mr. Yocum has dedicated nearly 50 years to the Township; **AND**

WHEREAS, Mr. Yocum started as a volunteer firefighter in 1976 and moved to the Road Department in 1986, continuing as a volunteer firefighter for another 10 years; **AND**

WHEREAS, the Road Department was self-sufficient with Robert at the helm, keeping the park and cemeteries mowed, the roadside limbs trimmed, and the roads free of fallen branches, animals, snow, and ice – there are no words to describe the gratitude the Township has for Robert’s commitment to the Township. **THEREFORE**

BE IT RESOLVED, by Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that it hereby reluctantly accepts the retirement of Mr. Robert Yocum and the Township thanks him for his lifetime of service.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest:

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-073

**A RESOLUTION AUTHORIZING THE FISCAL OFFICER TO PAY
ROBERT YOCUM FOR HIS ACCRUED VACATION AND SICK LEAVE TIME**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, Robert Yocum retired effective June 30, 2026 and the Bethel Township Trustees are very appreciative that Mr. Yocum, since the start of his employment nearly 50 years ago, has focused on the needs of the Township; **AND**

WHEREAS, the Personnel Policy and Procedures manual in Article XI Employee Retirement, paragraphs 11.1.2 and 11.1.3, clearly states the pay-out criteria for employees eligible for retirement as (11.1.2) An employee who retires and meets the age and length of service requirements of the Public Employees Retirement System (PERS) or the Police and Fireman's Disability and Pension Fund, whichever is applicable, and who was also in the service of the Township for a period of ten (10) continuous years prior to retirement may redeem accumulated sick leave, and, (11.1.3) An employee who retires and meets the age and length of service requirements of the Public Employees Retirement System (PERS) or the Police and Fireman's Disability and Pension Fund, whichever is applicable, and who was also in the service of the Township for a period of ten (10) continuous years prior to retirement may redeem accumulated vacation leave. **THEREFORE**

BE IT RESOLVED, by Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that it hereby authorizes the pay-out of twenty-three thousand six hundred eight dollars and zero cents (\$23,608.00) to Mr. Robert Yocum and the Township thanks him for service.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____ _____
 Trustee Julie Reese _____ _____
 Trustee Josh Wilkerson _____ _____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-074

A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

BE IT RESOLVED, by the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that the payment of the electronic payments and warrants as listed below be recorded through the request of the Fiscal Officer.

BETHEL TOWNSHIP, MIAMI COUNTY

Payments

6/1/2026 to 6/30/2026

<i>Payment Advice#</i>	<i>Post Date</i>	<i>Tx Date</i>	<i>Type</i>	<i>Payee – Purpose</i>	<i>Amount</i>	<i>Status</i>
470-2026	6/15/26	5/26/26	CH	AFLAC	\$242.24	O
487-2026	6/5/26	6/3/26	EP	Brittany Alexander	\$1,217.29	O
488-2026	6/5/26	6/3/26	EP	Ben Allen	\$1,570.53	O
489-2026	6/5/26	6/3/26	EP	Tyler D Alliss	\$814.44	O
490-2026	6/5/26	6/3/26	EP	Gia Alvarez	\$865.70	O
491-2026	6/5/26	6/3/26	EP	Cyrus N Broyles	\$1,614.04	O
492-2026	6/5/26	6/3/26	EP	Eric Campbell	\$1,327.97	O
493-2026	6/5/26	6/3/26	EP	Benjamin Cavanaugh	\$1,381.55	O
494-2026	6/5/26	6/3/26	EP	Kode Cook	\$492.16	O
495-2026	6/5/26	6/3/26	EP	Allan Davis	\$685.76	O
496-2026	6/5/26	6/3/26	EP	Brandon Dietz	\$212.82	O
497-2026	6/5/26	6/3/26	EP	Cathryn Fortunato	\$363.48	O
498-2026	6/5/26	6/3/26	EP	Lorna Furderer	\$291.58	O
499-2026	6/5/26	6/3/26	EP	Austin Hoffman	\$279.27	O
500-2026	6/5/26	6/3/26	EP	Mya Jordan	\$386.29	O
501-2026	6/5/26	6/3/26	EP	Jace Justice	\$181.09	O
502-2026	6/5/26	6/3/26	EP	Abigail G Klemmensen	\$1,182.15	O
503-2026	6/5/26	6/3/26	EP	Seth Landsaw	\$1,285.02	O
504-2026	6/5/26	6/3/26	EP	John Meyer	\$902.10	O
505-2026	6/5/26	6/3/26	EP	Joshua Scheibrel	\$726.93	O
506-2026	6/5/26	6/3/26	EP	Christopher M Scott	\$1,164.30	O
507-2026	6/5/26	6/3/26	EP	James R Sebastian	\$410.69	O
508-2026	6/5/26	6/3/26	EP	Alexander Segretto	\$1,138.36	O
509-2026	6/5/26	6/3/26	EP	Katherine Settich	\$1,304.56	O
510-2026	6/5/26	6/3/26	EP	Cody TYLER Teegarden	\$552.09	O
511-2026	6/5/26	6/3/26	EP	Terrence W. Weldon JR.	\$1,328.29	O
512-2026	6/5/26	6/3/26	EP	Robert J Yocum	\$1,455.52	O
516-2026	6/9/26	6/9/26	CH	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$222.26	O
517-2026	6/9/26	6/9/26	CH	US BANK	\$242.18	O
519-2026	6/9/26	6/9/26	CH	AIRGAS	\$629.80	O
520-2026	6/9/26	6/9/26	CH	WASTE MANAGEMENT OF OHIO INC	\$103.28	O
521-2026	6/9/26	6/9/26	CH	DUNCAN OIL CO	\$1,548.45	O
522-2026	6/10/26	6/9/26	EW	UNITY NATIONAL BANK	\$5,742.28	O
523-2026	6/10/26	6/9/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$150.00	O
524-2026	6/9/26	6/9/26	EW	TREASURER OF STATE OF OHIO	\$1,631.25	O
525-2026	6/10/26	6/9/26	EW	SCHOOL DISTRICT INCOME TAX	\$184.10	O
526-2026	6/10/26	6/9/26	EW	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$5,305.08	O
528-2026	6/16/26	6/16/26	CH	ACCENT BUSINESS COMMUNICATIONS	\$444.39	O
529-2026	6/16/26	6/16/26	CH	STAPLES ADVANTAGE	\$154.15	O
530-2026	6/16/26	6/16/26	CH	LOWES BUSINESS ACCOUNT	\$451.67	O
533-2026	6/19/26	6/17/26	EP	Brittany Alexander	\$1,364.95	O
534-2026	6/19/26	6/17/26	EP	Ben Allen	\$1,559.00	O
535-2026	6/19/26	6/17/26	EP	Tyler D Alliss	\$329.81	O
536-2026	6/19/26	6/17/26	EP	Gia Alvarez	\$589.56	O
537-2026	6/19/26	6/17/26	EP	Cyrus N Broyles	\$714.72	O
538-2026	6/19/26	6/17/26	EP	Ashlyn Buerk	\$548.07	O
539-2026	6/19/26	6/17/26	EP	Eric Campbell	\$1,338.14	O
540-2026	6/19/26	6/17/26	EP	Benjamin Cavanaugh	\$1,189.82	O
541-2026	6/19/26	6/17/26	EP	Kode Cook	\$844.55	O
542-2026	6/19/26	6/17/26	EP	Allan Davis	\$483.65	O
543-2026	6/19/26	6/17/26	EP	Cathryn Fortunato	\$502.52	O
544-2026	6/19/26	6/17/26	EP	Lorna Furderer	\$370.55	O
545-2026	6/19/26	6/17/26	EP	Mya Jordan	\$516.72	O
546-2026	6/19/26	6/17/26	EP	Jace Justice	\$376.74	O
547-2026	6/19/26	6/17/26	EP	Abigail G Klemmensen	\$835.44	O
548-2026	6/19/26	6/17/26	EP	Seth Landsaw	\$806.71	O

549-2026	6/19/26	6/17/26	EP	John Meyer	\$715.16	O
550-2026	6/19/26	6/17/26	EP	Brayden W Peake	\$268.46	O
551-2026	6/19/26	6/17/26	EP	Taylor Phillippe	\$574.63	O
552-2026	6/19/26	6/17/26	EP	Joshua Scheibrel	\$616.67	O
553-2026	6/19/26	6/17/26	EP	Christopher M Scott	\$1,357.28	O
554-2026	6/19/26	6/17/26	EP	James R Sebastian	\$204.17	O
555-2026	6/19/26	6/17/26	EP	Alexander Segretto	\$774.58	O
556-2026	6/19/26	6/17/26	EP	Katherine Settich	\$718.03	O
557-2026	6/19/26	6/17/26	EP	Cody TYLER Teegarden	\$1,122.27	O
558-2026	6/19/26	6/17/26	EP	Terrence W. Weldon JR.	\$882.29	O
559-2026	6/19/26	6/17/26	EP	Robert J Yocum	\$1,391.06	O
561-2026	6/23/26	6/23/26	EW	UNITY NATIONAL BANK	\$4,863.69	O
562-2026	6/23/26	6/23/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$190.00	O
563-2026	6/30/26	6/29/26	EP	Kama L. Dick	\$1,288.81	O
564-2026	6/30/26	6/29/26	EP	Wilkerson-Bienick Joshua	\$1,498.98	O
565-2026	6/30/26	6/29/26	EP	Julie Reese	\$1,112.32	O
566-2026	6/30/26	6/29/26	EP	Rhonda S. Ross	\$1,993.93	O
568-2026	6/29/26	6/29/26	CH	AES Ohio	\$872.92	O
569-2026	6/29/26	6/29/26	CH	FIRST NET	\$379.92	O
570-2026	6/29/26	6/29/26	CH	CHARTER COMMUNICATIONS	\$114.37	O
571-2026	6/9/26	6/29/26	CH	PARK NATIONAL BANK	\$2,774.12	O
572-2026	6/30/26	6/30/26	CH	PARK NATIONAL BANK	\$1,400.45	O
573-2026	6/29/26	6/30/26	CH	BUREAU OF WORKERS COMPENSATION	\$2,296.42	O
55237	6/8/26	6/8/26	AW	ZIMMER TRACTOR	\$144,921.88	O
55238	6/8/26	6/8/26	AW	MIAMI COUNTY-SHERIFFS DEPT	\$35.00	O
55239	6/8/26	6/8/26	AW	MIAMI COUNTY-SHERIFFS DEPT	\$35.00	O
55240	6/8/26	6/8/26	WH	BETHEL FIRE ASSOCIATION	\$825.00	O
55241	6/9/26	6/9/26	AW	MIAMI COUNTY-SHERIFFS DEPT	\$36,567.44	O
55242	6/9/26	6/9/26	AW	Small Engine Service Pros	\$166.65	O
55243	6/9/26	6/9/26	AW	Brosius, Johnson & Griggs, LLC	\$123.00	O
55244	6/9/26	6/9/26	AW	MIAMI COUNTY ENGINEER	\$859.11	O
55245	6/16/26	6/16/26	AW	DURST BROS. EXCAVATING CO.	\$512.75	O
55246	6/16/26	6/16/26	AW	TIPP CITY CHAMBER OF COMMERCE	\$500.00	O
55247	6/17/26	6/17/26	AW	MEDICOUNT MANAGEMENT, INC	\$1,415.02	O
55248	6/17/26	6/17/26	AW	OTARMA SERVICE CENTER	\$620.00	O
55249	6/17/26	6/17/26	AW	Charles E Harris & Associates	\$2,108.00	O
55250	6/23/26	6/23/26	AW	Arthur Franklin	\$35.00	O
55251	6/23/26	6/23/26	AW	MIAMI COUNTY-SHERIFFS DEPT	\$35.00	O
55252	6/29/26	6/29/26	AW	CONCENTRA	\$388.88	O
55253	6/29/26	6/29/26	AW	MIAMI VALLEY LIGHTING,LLC	\$2,439.60	O
Total Payments per UAN...					\$271,533.92	
Total Expenditures per UAN...					\$271,533.92	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ- Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are in transactions that occurred outside the reported date range but are listed for reference.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick _____
Trustee Julie Reese _____
Trustee Josh Wilkerson _____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-07-075

**A RESOLUTION APPOINTING CATHY FORTUNATO AS BETHEL TOWNSHIP ADMINISTRATOR
AS AUTHORIZED BY SECTION 505.031 OF THE OHIO REVISED CODE**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, the position of Township Administrator became vacant upon the resignation of Cody Smith, effective November 21, 2025, which resignation was accepted by Resolution #25-12-097; **AND**

WHEREAS, by Resolution #25-12-099 the Board appointed an Acting Township Administrator to serve until such time as the Board appoints a new Township Administrator to fill the vacancy; **AND**

WHEREAS, Section 505.031 of the Ohio Revised Code authorizes the Board of Township Trustees to appoint a Township Administrator, who shall be the administrative head of the Township under the direction and supervision of the Board and who shall hold office at the pleasure of the Board; **AND**

WHEREAS, Section 505.031 of the Ohio Revised Code requires the Board of Trustees to fix the salary of the Township Administrator; **AND**

WHEREAS, the rules and conditions set forth in the Township's Personnel Policies and Procedures Manual and the Fire Department's Standard Operating Guide shall apply, including any future revisions to the manuals; **AND**

WHEREAS, the Board of Trustees has determined that Cathy Fortunato possesses the qualifications and experience necessary to serve the Township in this capacity. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that:

SECTION 1. Cathy Fortunato is hereby appointed Township Administrator of Bethel Township, Miami County, Ohio, pursuant to Section 505.031 of the Ohio Revised Code, effective _____, 2026.

SECTION 2. The position of Township Administrator is part-time and shall not exceed an average of _____ hours per week.

SECTION 3. The Board of Trustees hereby fixes the compensation of the Township Administrator at _____ Dollars (\$_____) per _____, and directs the Township Fiscal Officer to make payment commensurate with the payroll schedule.

SECTION 4. The Township Administrator shall serve at the pleasure of the Board of Trustees and shall perform, or delegate the performance of, the duties set forth in Section 505.032 of the Ohio Revised Code, together with such other duties as the Board may from time to time assign.

SECTION 5. Upon the effective date of this appointment, the vacancy in the office of Township Administrator is filled, and any designation of an Acting Township Administrator previously made by the Board is concluded.

Trustee _____ **seconded** the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio