

Board of Trustees

Kama Dick
Julie Reese
Beth van Haaren

Fiscal Officer

Rhonda Ross

**Assistant to the Fiscal Officer
& Zoning Secretary**

Cathy Fortunato

**Township Administrator &
Zoning and Planning**

Cody Smith

Road Crew

Robert Yocum
Eric Campbell

Fire Chief

Ben Cahill

Township Offices
8735 S. Second Street (Brandt)
Tipp City, Ohio 45371
937.845.8472

CURRENT

Bethel Township Trustees

Burn Box Demonstration Coming Soon

Get ready for an afternoon of action, learning, and fun at our **Fire Department Open House!** We're opening our doors to the community to showcase the incredible work our firefighters do every day, and we've packed the event with hands-on activities for all ages. Here's a sneak peek of what you can expect:

Live Fire Demonstration. Ever wondered what it's like to put out a fire in real-time? Watch our firefighters in action during a live fire demonstration! This is a great opportunity to see the equipment and techniques used to battle flames in real-world scenarios. It's educational and thrilling, so don't miss it!

Extrication Jenga. Test your skills with *Extrication Jenga*! This exciting game uses tools and techniques similar to those we use in vehicle extrication—only, instead of cutting through metal, you'll carefully remove wooden blocks without toppling the tower! Challenge your friends and family to see who can keep the tower standing the longest.

Meet Your Firefighters. Our firefighters will be on hand to answer questions, share safety tips, and give you a closer look at the equipment they use every day to protect and serve.

Firehouse and Fire Truck Tours. Look inside our home away from home! See what it's like to live as a firefighter in Bethel Township. Hop aboard one of our fire trucks for a special tour! Kids and adults alike will enjoy checking out the inside of a real fire engine and learning about all the gear that helps keep our firefighters safe.

Fire Safety Activities & Crafts for Kids. We've got plenty of hands-on activities to keep the kids entertained as well. Games, coloring, and a couple of bouncy houses just to name a few.

Refreshments. We'll have complimentary snacks and drinks available for everyone, so you can stay fueled as you enjoy the event. In our back-yard picnic, the firefighters will be grilling burgers and hot dogs and there will be home-made side dishes and cookies.

Save the Date! Mark your calendar for **October 12, from 2:00 PM to 4:00 PM**, and bring your family, friends, and neighbors for an afternoon of fun, learning, and community spirit. Whether you're a fire safety expert or just curious about how we keep our community safe, there's something for everyone.

Come out and support your local firefighters while having a blast at our Open House. It's an afternoon you won't forget!

BETHEL TOWNSHIP FIRE DEPARTMENT

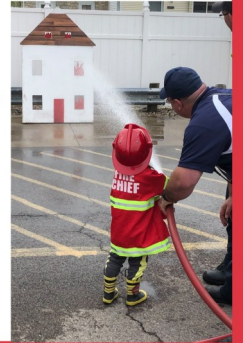
Open House

Join us to celebrate National Fire Prevention Week

SUNDAY, OCTOBER 12
2:00 - 4:00 PM
AT THE FIRE STATION
(8735 S. 2ND STREET, BRANDT)

FREE AND FUN FOR THE ENTIRE FAMILY

- Live Fire Demonstration
- Extrication Jenga
- Meet your Firefighters
- Firehouse and Truck Tours
- Fire Safety Activities
- Refreshments



Fire/EMS



Fire/EMS Runs June 23 — Sept 21

Fire	25	YTD	82
EMS	103	YTD	331
MVC	15	YTD	33
		TOTAL	446

Zoning Regulations - Updates

Your zoning boards are continuing the process of reviewing the Township's zoning regulations to add any new topics, clarify areas that are subject to interpretation, and update sections based on current needs.

Public participation is important—your local knowledge helps identify needs and unintended consequences. Please come to the meetings (which are announced on our website, Facebook, and Instagram) or send suggestions or questions to zoning@betheltownship.org.

Staff Highlights

Zoning

The Trustees appointed Cathy Fortunato to the recently created position of Zoning Secretary. Mrs. Fortunato is currently the Assistant to the Fiscal Officer and will continue in that role as well as taking on the Zoning Secretary duties.

Thanks to Michelle Swank for her service to the Township. She recently resigned from the Zoning Commission.

If you are interested in volunteering to be on a zoning board, please scan or click the QR code for more information or call the Zoning Administrator at 937.845.8472.



Fire Department

Please welcome Gia Alvarez, Scott Grigsby, Brittany Alexander, Ashlyn Buerk, and Abigail Klemmensen to the Bethel Township Fire Department!

Fire Chief Cahill is seeking additional part-time staff. If you are a Firefighter/EMT and are interested in joining the team, please scan or click the QR code or call the office non-emergency fire phone# at 937.845.4274.

Events in our Township

BETHEL BEES PTO'S

BOOTH-OR-TREAT

OCTOBER 25TH FROM 11:00AM TO 1:00PM
BETHEL ELEMENTARY SCHOOL
DONATIONS FOR BETHEL HOPE ACCEPTED AT THE DOOR

Volunteers Needed

The Bethel Bees PTO is looking for volunteers to decorate booths and pass out candy. Promote your business, support your community and help us make this event frightfully fun.

SCAN OR EMAIL THE PTO AT
BETHELBEESPTO@GMAIL.COM
FOR MORE INFORMATION

Two fun Halloween events are coming in October: BOOth-or-Treat sponsored by the Bethel Bees PTO is for the kids to have some fun playing games, to trick-or-treat for candy, and to see all of their friends in costume; and, Beggar's Night aka Trick-or-Treat night.

On Beggar's Night, be on the lookout for Bethel Fire Trucks out and about in the Township. The firefighters will be armed with a selection of candy to hand out to the kids.

BEGGAR'S NIGHT

THURSDAY
OCTOBER 30TH
6PM-8PM
RAIN OR SHINE

Zoning Update

ZONING CERTIFICATES ISSUED:

ZC-21-25	2428 US RT 40	ACCESSORY BUILDING
ZC-22-25	5455 STUDEBAKER RD	ACCESSORY BUILDING
ZC-23-25	6165 STATE ROUTE 201	ACCESSORY BUILDING
ZC-24-25	4664 E STATE ROUTE 571	POOL
ZC-25-25	7975 PISGAH RD	ACCESSORY BUILDING
ZC-26-25	5150 WESTLAND DR	POOL
ZC-27-25	8436 STATE ROUTE 201	ACCESSORY BUILDING
ZC-28-25	7114 US 40 E	POOL
ZC-29-25	6785 ROSS RD	RESIDENTIAL ADDITION
ZC-30-35	8170 STATE ROUTE 202	ACCESSORY BUILDING
ZC-31-35	8436 STATE ROUTE 201	POOL
ZC-32-25	8320 FLICK RD	RESIDENTIAL ADDITION
ZC-33-25	6655 BETHELVILLE RD	SINGLE FAMILY DWELLING
ZC-34-25	5455 STUDEBAKER RD	ACCESSORY BUILDING
ZC-35-25	8190 US 40 E	SINGLE FAMILY DWELLING
ZC-36-25	6855 S PALMER RD	WIRELESS TELECOMMUNICATIONS FACILITY
ZC-37-25	6044 US 40	SIGN
ZC-38-25	7147 STATE ROUTE 201	POOL
ZC-39-25	2305 ROSS RD	ACCESSORY STRUCTURE

The Board of Zoning Appeals meets on the fourth Thursday of the month at 6:30 p.m. in the Bethel Township Meeting Room. The Zoning Commission meets @ 7:30 pm the same night and in the same location.

Notice for both the Zoning Commission and the Board of Zoning Appeals meetings and public hearings are posted on the home page of the Township website at www.betheltownship.org, and the Township's social media account (Facebook and/or Instagram).

Additionally, residents within 500' of the requesting property are notified by first class mail as per the Bethel Township Zoning Resolution and the Ohio Revised Code.

BETHEL TOWNSHIP ZONING COMMISSION (ZC)

The Bethel Township Zoning Commission held a meeting June 26th, 2025 to hear the following case:

Case: ZA-03-25 : A request from Donna Taylor, 6384 E Heffner Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-015801 to R-1AAA. This is a 1.5 acre parcel currently zoned I-1.
APPROVAL UNANIMOUSLY RECOMMENDED 5-0

The Bethel Township Zoning Commission held a meeting August 28th, 2025 to hear the following cases:

Case: ZA-04-25: A request from David Baumgardner of Hemi Properties LTD, 7114 US 40, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-052250 to B-2 Office/Residential District. This is a 1.979 acre parcel currently zoned I-1 Light Industrial. **APPROVAL UNANIMOUSLY RECOMMENDED 3-0**

Case: ZA-05-25: A request from George Hardy, 9415 S. Mann Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-013500 to R-1AAA. This is a 1.439 acre parcel currently zoned R-3.
APPROVAL UNANIMOUSLY RECOMMENDED 3-0



Upcoming Election — Tuesday, November 4th

All precincts vote at Bethel High School — use the Hive entrance around back
Early voting begins Tuesday, October 7th and ends Sunday, November 2nd



Zoning Update continued

The Bethel Township Zoning Commission held a meeting September 25th, 2025 to hear the following cases:

Case: ZA-06-25: A request from Churches of Christ Disaster Response Team, 9315 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-250094 to I-1 Light Industrial. This is a 2.524 acre parcel currently zoned B-2 Office/Residential District. **APPROVAL RECOMMENDED 4-1**

Case: ZA-07-25: A request from Fannie Mae, 6780 E Walnut St Tipp City, OH 45371, to re-zone Miami County Parcel IDs# A01-086136 & A01-086137 to R-1AAA Single-Family Residential. These are both .23 acre parcels currently zoned B-3 Neighborhood Business District. **APPROVAL UNANIMOUSLY RECOMMENDED 5-0**

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA)

The Bethel Township Board of Zoning Appeals (BZA) met June 26th, 2025 to hear the following cases:

Case: V-10-25: A request from Terry Maynard, located at 8436 State Route 201 S, Tipp City, OH 45371, for a variance to allow for 232 square feet of overage for a total of 3432 square feet in accessory buildings. Bethel Township Zoning Section 30.05, *accessory buildings on a 5-10 acre lot are limited to 3200 square feet total area*. The parcel is 6.125 acres zoned R-1AAA. Miami County Parcel Number: A01-049200. **APPROVED UNANIMOUSLY 5-0**

Case: V-11, 12, 13, 14, 15-2025: A request from Donna Taylor for five variances needed to bring the non-conforming parcels located at 6384 E Heffner Rd, Tipp City, OH 45371 into compliance with the present Bethel Township zoning resolution. All variances must be approved for the rezoning case to be considered.

- ◆ V-11-25: A variance to allow for a 1.5 acre R-1AAA parcel.
- ◆ V-12-25: A variance to allow for 163' of road frontage.
- ◆ V-13-25: A variance for a side setback of 11'.
- ◆ V-14-25: A variance for a residence of 1344 sq. ft.
- ◆ V-15-25: A variance to allow for an additional 1720 sq. ft. in overage for an accessory building.

APPROVED 4-1

The Bethel Township Board of Zoning Appeals (BZA) met July 24th, 2025 to hear the following cases:

Case: V-16-25: A request from Richard W. Heck Jr, of 7975 Pisgah Rd, Tipp City, OH 45371, to allow for an accessory building to be built ahead of the front line of the residence. Per Bethel Township Zoning Resolution Section 30.03, "In no case shall a corner lot accessory building project beyond the building to which it is accessory, be closer than ten (10) feet to a common lot line nor be located closer than five (5) feet to the rear lot line of the lot on which it is to be located." The parcel is 2.46 acres zoned R-1AAA. Miami County Parcel Number: A01-078910. **APPROVED 4-1**

Case: CU-03-25: A request from Churches of Christ Disaster Response Team located at 9315 State Route 202, Tipp City, OH 45371 for a Conditional Use of an Office Building for Administrative and Professional. This is a 2.53 acre parcel zoned B-2 Office/Residential District. Miami County Parcel ID# A01-250094. **DENIED 2-3**



Retirement Party — You're Invited!!

Please join us on December 2nd at 5 PM at the Township building for a celebration of service for Trustee Beth van Haaren. She has served our Township for 20 years.



The Bethel Township Board of Zoning Appeals (BZA) met August 28th, 2025 to hear the following cases:

Case: V-17, 18, 19, 20-2025: A request from George Hardy for four variances for a Single Family Dwelling at 9415 S. Mann Rd, Tipp City, OH 45371, a 1.439 acre parcel currently zoned R-3 Multi-Family Dwelling. The variances are contingent upon the property being rezoned to R-1AAA. Miami County Parcel ID# A01-013500.

- ◆ V-17-25: A variance for a 30' front yard setback.
- ◆ V-18-25: A variance for a 19' side yard setback.
- ◆ V-19-25: A variance for a 1.439 acre R-1AAA lot.
- ◆ V-20-25: A variance for 176' of road frontage.

APPROVED 4-0 with one recusal

Case: CU-04-25: A request from JC Snediker, of 6165 State Route 201, Tipp City, OH 45371 for a Conditional Use to hold events in an existing 3-story bank barn. This is a 23.25 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-059130. **TABLED 5-0**

Case: CU-05-25: A request from David Foley, of 6777 E State Route 571, Tipp City, OH 45371 for a Conditional Use for a Seasonal Sales Lot. This is a 6.5 acre parcel zoned A-1 Domestic Agriculture. Miami County Parcel ID# A01-068500. **APPROVED 5-0 with modifications that sales will only be held on the last full weekend of the month (Friday, Saturday and Sunday) from March-September and the operating hours will be limited to 9 am-4 pm**

Case: CU-06-25: A request from Derek Fink (Owner) and Bethel Local Schools (Applicant), located at 7045 US 40 E Tipp City, OH 45371 for a Conditional Use as a Public Government Building, contingent upon the sale of the property to the applicant. The parcel is 1.31 acres zoned R-1AAA. Miami County ID# A01-250035.

APPROVED 4-0 with one recusal

The Bethel Township Board of Zoning Appeals met September 25th, 2025 to hear the following cases:

Case: CU-04-25: A request from JC Snediker, of 6165 State Route 201, Tipp City, OH 45371 for a Conditional Use to hold events in an existing 3-story bank barn. This is a 23.25 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-059130. **APPROVED 4-1**

Case: CU-07-25: A request from Burkhan Holding Inc. for a Conditional Use for an Agricultural Business located at 7195 Singer Rd, Dayton, OH 45424. This is a 10 acre parcel zoned A-1 Domestic Agriculture. Miami County Parcel ID# A01-017200. **TABLED 5-0**

Case: CU-08-25: A request from Bryan and Kelly Casto for a Conditional Use for a Secondary Single-Family Dwelling located at 6344 Scarff Rd, New Carlisle, OH 45344. This is a 12.06 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-024942. **APPROVED 5-0**

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Bethel Township Board of Trustees held a public hearing for **Case ZA-03-25** on July 15th, 2025.

APPROVED UNANIMOUSLY 3-0

The Bethel Township Board of Trustees held a public hearing for the following on September 23rd, 2025:

Case ZA-04-25. APPROVED UNANIMOUSLY 3-0 with contingencies

Case ZA-05-25. APPROVED UNANIMOUSLY 3-0

When the Snow Flies

As winter approaches and snow removal begins, it is helpful for the plows to have a clear path. Please do not set trash cans on the road and please remove portable basketball equipment and other objects from the road and roadside.



Bethel Township Trustees

Miami County
8735 South Second Street—Brandt
Tipp City, Ohio 45371

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Trustee Kama Dick

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Kama.dick@betheltownship.org

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CALENDAR OF EVENTS

VISIT US ON THE WEB AT www.betheltownship.org

Or like us on **Facebook** or **Instagram** — Bethel Township, Miami County, Ohio

Note: you must login to Facebook after scanning the QR code on the left.



October

- 1 Historical Society, 6 PM
- 7 Trustee Regular Business Meeting, 6 PM
- 12 Fire Dept Open House, 2-4 PM @ Fire House
- 13 Columbus/Indigenous People's Day observed, Township Offices Closed
- 21 Co. Planning Commission Mtg. in Troy, 7 PM
- 23 Board of Zoning Appeals Meeting, 6:30 PM *
Zoning Commission Meeting, 7:30 PM *
- 25 BOOth-or-Treat, 11 AM-1 PM @ Bethel Elementary
- 28 Trustee Workshop Meeting, 6 PM
- 30 Beggar's Night 6-8 PM throughout the Township

November

- 3 Trustee Regular Business Meeting, 6 PM
- 4 General Election Polling, 6:30 AM— 7:30 PM
@ Bethel High School (Hive entrance)
- 11 Veteran's Day observed, Township Offices Closed
- 12 Historical Society, 6 PM
- 18 Co. Planning Commission Mtg. in Troy, 7 PM
- 20 Board of Zoning Appeals Meeting, 6:30 PM *
Zoning Commission Meeting, 7:30 PM *
- 25 Trustee Workshop Meeting, 6 PM

- 27 Thanksgiving observed, Township Offices Closed

December

- 2 Retirement Party for Trustee van Haaren, 5 PM
- 2 Trustee Regular Business Meeting, 6 PM
- 3 Historical Society, 6 PM
- 16 Co. Planning Commission Mtg. in Troy, 7 PM
- 18 Board of Zoning Appeals Meeting, 6:30 PM *
Zoning Commission Meeting, 7:30 PM *
- 25 Christmas observed, Township Offices Closed
- 30 Trustee Workshop Meeting, 6 PM

We invite you to attend!

The Board of Trustees generally meets in Workshop Session on the last Tuesday of each month and Regular Business session on the first Tuesday of each month, if needed.

* Board of Zoning Appeals and the Zoning Commission only meet if a case is pending. Please check the Township's website for meeting notices, cancellations, or updates.

All meetings are held in the Bethel Township Community Room, 8735 S. Second Street-Brandt unless otherwise noted.