

**BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS**  
**MINUTES**

**THURSDAY, JANUARY 23<sup>RD</sup> 2025 – 6:30 P.M.**

**TOWNSHIP MEETING ROOM, 8735 S. SECOND STREET, BRANDT, TIPP CITY, OHIO**

**Meeting brought to order: 7:07p.m.**

**1: Board and Township Staff Introductions**

Board members in attendance: Steve Owens, Jeff Butt, Zach Staudter, Nikki O'Quinn

Alternate in attendance:

Board members not in attendance: Pete Mannheim, Darrin Anderson, Rachael Kiplinger

Staff Member: Cody Smith, Planning and Zoning

**2: New Business**

**CASES**

Miami County Parcel Number: A01-060210

**Case: V-01/02-2025:** A request from Roger Jenkins, 6140 Dayton-Brandt Rd, Tipp City, OH 45371, to allow for an accessory building to be built slightly ahead of the front line of the residence and allowing for an additional 400 square feet for the accessory building than the 2000 square feet allowed. The parcel is 2.32 acres zoned R-1AAA. Miami County Parcel Number: A01-060210.

Mr. Smith read the prepared report and asked if there were any questions.

Ms. O'Quinn stated that they are odd shaped lots and that there was really no good place to put the accessory building, due to the house facing SR 571, but the driveway being located on Dayton-Brandt Rd.

Mr. Owens stated his recusal, due to both cases on the agenda pertaining to his company.

Comments and discussion closed and a motion was requested.

**Mr. Staudter moved to recommend approval of V-01/02-25.**

**Mr. Butt seconded.**

**Approved unanimously**

Miami County Parcel Number: A01-060255

**Case: V-03/04-2025:** A request from Eugene and Linne Simonalle, 6290 Dayton-Brandt Rd, Tipp City, OH 45371, to allow for an accessory building to be built slightly ahead of the front line of the residence and allowing for an additional 880 square feet for the accessory building than the 2000 square feet allowed. The parcel is 2.352 acres zoned R-1AAA. Miami County Parcel Number: A01-060255.

Mr. Smith read the prepared report and asked if there were any questions.

Mrs. Kiplinger stated that the variance requested is much larger than what is typically allowed, and posed the question of why larger and larger buildings are being approved. This request is almost 50% larger than what is allowed on the size of property. She would like to see the township stay within what the zoning code allows.

Mr. Simonalle stated that he plans to utilize the building in his retirement for a small blacksmithing shop and storage of vehicles.

Mrs. Reese voiced her concern that no testimony is being given under oath, and that Mr. Owens should have recused himself and stepped away from the dais, according to O.R.C. She also stated that she is directly next to the property and she is concerned about the runoff from the property. She stated that the rule is that there is supposed to be no harm done to neighbors in granting the request, but that the only remedy is to wait until damage is realized and then take legal action.

Mr. Simonalle thanked Mrs. Reese for her comments and that the neighbors signed a letter stating that they are aware of Mr. Simonalle's intent. He also stated that there have not been flooding issues since a culvert was installed. Mr. Simonalle stated that the property is all bedrock covered by soil, and that there are no anticipated changes in drainage. The plan is to take the runoff from the structure's gutters and direct it into the swale that was installed a couple years ago.

Mr. Butt asked Mr. Simonalle about how this structure's foundation fits into where the building is located.

Mr. Simonalle stated that the foundation will be resting on bedrock and place fill around that.

Mr. Butt asked about drainage

Mr. Simonalle indicated that the runoff will be run to the underground swale system. He indicated on a property map where the structure will be located and the runoff will be directed.

Comments and discussion closed and a motion was requested.

**Mr. Staudter moved to recommend approval of V-03/04-2025.**

**Ms. O'Quinn seconded.**

**Approved unanimously**

### **3: Old Business**

None

### **4: Other**

Communications and Reports

Audio recordings of all Bethel Township public meetings are available on the township website: [www.betheltownship.org](http://www.betheltownship.org)

Board of Zoning Appeals Comments

None

Adjournment

7:23 p.m.