

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, FEBRUARY 27TH 2025 – 6:30 P.M.

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

Meeting brought to order: 6:30 pm

1: Board and Township Staff Introductions

Board members in attendance: Darrin Anderson, Zach Staudter, Nikki O'Quinn, Rachael Kiplinger

Alternate in attendance:

Board members not in attendance: Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

2: New Business

CASES

Miami County Parcel Number: A01-055250

Case: V-05/06-25: A request from Keith Trumbauer, 7283 State Route 201, Tipp City, OH 45371, to allow for 2944 total square footage in accessory buildings and to allow for a third accessory building. Bethel Township Zoning Section 30.05 Article G *3.5 acre lot maximum 2 accessory structures permitted and total size 2,600sf*. The parcel is 3.5 acres zoned R-1AAA. Miami County Parcel Number: A01-055250.

All testimony in the case was given under oath.

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

Mr. Trumbauer was invited to give his testimony in the case.

Mr. Trumbauer stated that the reason for the addition to the existing barn is to better care for his chickens and to be able to raze the current chicken coop and run. He also stated that he was unaware that the 10x20 barn that he put up counted towards his maximum of 2 accessory structures on the property and is requesting a variance to be in compliance with his 3 structures.

Ms. Kiplinger asked about the placement of current structures in relation to where the new addition/structures would be placed.

Mr. Anderson asked about the use of the 10x20 shed and Mr. Trumbauer replied that it is used to house his grandchildren's ATVs.

Ms. Kiplinger asked how many chickens are currently housed on the property and how many will be housed with the new addition. Mr. Trumbauer replied that there are around 150 chickens currently and no more will be added with the addition.

Ms. O'Quinn posed the question of the number of structures currently on the property and a discussion was had on why an open-air structure counts as an accessory building.

Mr. George McNeely was sworn in and gave his testimony in support of the case.

Ms. Kama Dick was sworn in and gave testimony ensuring that the existing building will be removed as the new addition is constructed.

Comments and discussion closed and a motion was requested.

Ms. O'Quinn moved to recommend approval of V-05/06-25.

Mr. Staudter seconded.

Approved 3-1

Miami County Parcel Number: A01-087290

Case: V-07-25: A request from M & I Development, located at 4330 Lisa Drive, Tipp City, OH 45371, for a variance to allow for a structure to be built 10 feet from the property line. Bethel Township Zoning Section 12.05, *Minimum side setback 20 feet*. The parcel is .72 acres zoned I-1. Miami County Parcel Number: A01-087290.

All testimony in this case was given under oath.

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

Mr. Thomas Kessler was sworn in and gave testimony as a representative of the applicant.

Mr. Kessler explained that there are properties in the area that currently have structures built in the side setback.

Mr. Kessler stated that the reason for the variance is to allow increased clearance for the trucks parked on the property.

Mr. Smith stated that a question was posed of whether or not the structures currently built in the setback had variances to do so. Mr. Smith stated that there are no variances for those properties, but that one of the buildings was built prior to the current zoning code and one building was shown in the site plan to be 30' from the property line.

Ms. O'Quinn posed the question that if the applicant is concerned about losing truck parking, why are they putting an additional structure on the property that will take up parking area. Mr. Kessler responded that the applicant will use the structure as a shop and/or as truck parking.

There was a discussion of fire codes and applicability with placing structures near each other.

Mr. Anderson asked for testimony in support of the case.

Mr. Anderson asked for testimony in opposition to the case.

Ms. Julie Reese provided her testimony in opposition to the case.

Mr. Jack Duty provided his testimony in opposition to the case.

Ms. Kama Dick provided her testimony in opposition to the case.

Comments and discussion closed and a motion was requested.

Mr. Staudter moved to recommend approval of V-07-2025.

Ms. O'Quinn seconded.

Denied unanimously

3: Old Business

October Meeting Minutes

January Meeting Minutes

4: Other

Communications and Reports

Audio recordings of all Bethel Township public meetings are available on the township website:

www.betheltownship.org

Board of Zoning Appeals Comments

None

Adjournment

7:20 p.m.