

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

**THURSDAY, APRIL 24<sup>TH</sup> 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: Nikki O'Quinn, Rachael Kiplinger, Donna Hughes

Alternate in attendance:

Board members not in attendance: Zach Staudter, Rachelle Via, Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

**2: New Business**

Review of BZA procedures for audience members

**CASES**

Miami County Parcel ID # A01-087395

**Case V-08-25:** A request from Eric Kunkel, located at 7200 Studebaker Rd, Tipp City, OH 45371, for a variance to allow for a 6 foot fence in the front yard of the residence. *Bethel Township Zoning Section 30.06, Side and rear yard fences, walls and hedges shall not exceed six (6) feet in height for residential uses and shall not exceed four (4) feet in height in the front yard.* The parcel is 5.02 acres zoned A-2. Miami County Parcel Number: A01-087395

All testimony in the case was given under oath.

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

The applicant was invited forward to give testimony in the case.

Mr. Eric Kunkel gave his testimony in the case and was asked questions by the Board.

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

**Ms. Kiplinger moved to recommend approval of V-08-25**

**Ms. O'Quinn seconded.**

**Denied 0-3**

Miami County Parcel ID # A01-084703

**Case V-09-25:** A request from Dennis Kolb, located at 7945 Newbury Rd, Tipp City, OH 45371, for a variance to allow for 140 square feet of overage for a total of 1540 square feet in accessory buildings. Bethel Township Zoning Section 30.05, accessory buildings on a 1 acre lot are limited to 1400 square feet total area. The parcel is 1.00 acres zoned R-1AAA. Miami County Parcel Number: A01-084703.

All testimony in the case was given under oath.

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

The applicant was invited forward to give testimony in the case.

Mr. Dennis Kolb gave his testimony in the case and was asked questions by the Board.

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

**Ms. Kiplinger moved to recommend approval of V-09-25**

**Ms. O'Quinn seconded.**

**Approved 3-0 with the modification that the approved overage be reduced from 140 sq. ft. to 40 sq. ft.**

### **3: Old Business**

Approval of March meeting minutes were postponed to the May meeting due to a lack of quorum of members present.

### **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

7:33 p.m.