

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, MAY 22ND 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, Zach Staudter, Rachelle Via, Donna Hughes

Board members not in attendance: Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

CASES

Miami County Parcel ID # A01-250035

Case: CU-02-25: A request from Derek Fink (Owner) and the Association of Islamic Charitable Projects (Applicant), located at 7045 US 40 E Tipp City, OH 45371 for a Conditional Use as a Religious Place of Worship, contingent upon the sale of the property to the applicant. There was previously a Conditional Use permit for a Religious Place of Worship; However, per *Bethel Township Zoning Resolution section 2.06, a Conditional Use Permit shall cease to be valid at such time as the premises for which it was issued is no longer occupied by the holder of said permit or a change of ownership has occurred.* There was a Conditional Use for a Religious Place of Worship on the property, which became invalidated when the property was sold on 4/22/2025.

All testimony in the case was given under oath.

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

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

Mr. Mazen Madani gave testimony on behalf of the Association of Islamic Charitable Projects (AICP) in the case and was asked questions by the Board.

Mr. Madani stated that AICP currently has a presence across the country and specifically in Cleveland and are looking to expand into the southern part of Ohio. The building would be used for general religious instruction and as a gathering place for the community.

Mr. Madani stated that there would be no amplified external noise and no other glare, noise, odors that would affect surrounding properties.

Mr. Madani stated that funeral activity would be completed at a funeral home and the building would be used as a general purpose gathering/grieving area.

Ms. O'Quinn asked about any changes planned to the structure/property and Mr. Madani stated that the goal is to keep the property the same, but perhaps make some interior changes to accommodate their use.

Ms. O'Quinn asked about the expected attendance at the property. Mr. Madani stated that they would not exceed the stated 110 occupancy, but that this would be a new congregation, so initial attendance is hard to determine. A ballpark figure would be 50-60 persons.

Ms. O'Quinn pointed out potential issues with traffic, being that the US 40 and State Route 201 intersection can be quite busy during certain times of the day.

Mr. Madani stated that Friday afternoons, Saturday evenings and Sundays would be the busiest times for the facility.

Ms. O'Quinn pointed out the need for additional lighting in the parking lot for evening meetings and Mr. Madani agreed.

Ms. Hughes asked why Bethel Township was selected as a potential site for AICP. Mr. Madani stated that they have been asked by residents of Bethel to expand into this area, noting a current lack of facilities in the immediate area.

There was a discussion about whether or not school-aged children would be required to attend religious services during the day. Mr. Madani indicated that school-age kids either have that incorporated as part of their day in private institutions, or do not attend during the school day if they are in public school. Day-time religious services are mostly for adult men.

Mr. Derek Fink gave testimony as the owner of the property.

Mr. Fink thanked Mr. Madani for his testimony and encouraged the community to be open-minded when looking at the proposed use of the structure.

Public testimony was given in the case.

Public testimony was varied, but concerns were heard related to traffic at the US 40 and State Route 201 intersection and the size of the facility and property for the proposed use.

Public comment was closed and deliberation began among the Board.

Ms. O'Quinn moved to table case CU-02-25

Ms. Hughes seconded.

Failed 2-3

Votes:

Ms. O'Quinn: No

Ms. Kiplinger: Yes

Mr Stauder: No

Ms. Via: No

Ms. Hughes: Yes

The motion to table was made in order to facilitate further research into the technicalities of the case and to review precedent in previous cases to determine if deciding on a case that is contingent upon a properties sale is proper procedure and if the Conditional Use permit would be valid after the sale of the property.

Ms. O'Quinn moved to approve case CU-02-25

Mr. Staudter seconded.

Denied 2-3

Votes:

Ms. O'Quinn: No
Ms. Kiplinger: No
Mr Stauder: Yes
Ms. Via: Yes
Ms. Hughes: Yes

3: Old Business

Ms. O'Quinn moved to approve March meeting minutes

Ms. Kiplinger seconded.

Approved 5-0

Ms. O'Quinn moved to approve April meeting minutes

Ms. Hughes seconded.

Approved 3-0

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

8:30 p.m.