

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, JUNE 26TH, 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 # A01-049200

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.

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. Terry Maynard gave testimony in the case and was asked questions by the Board.

Mr. Maynard stated that he is asking for the overage for the building to be used for general storage of equipment, vehicles, tools, etc.

Mr. Maynard stated that the variance is being requested because the size building that incorporates the overage is cheaper to build, due to the specific sizing of the materials, than a similar building that complies with the size requirements.

Ms. Hughes posed the question of the placement of the building on the property. Appropriate site plans were presented by the applicant.

Mr. Maynard indicated that he is trying to clean up all of the outdoor storage on his property and move his belongings inside.

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

Ms. O'Quinn moved to approve case V-10-25

Ms. Via seconded.

Approved 5-0

Miami County Parcel ID # A01-015801

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. *Bethel Township Zoning Resolution section 5.05: Residential/Septic - 3 Acre lot minimum Single Family Dwelling*

V-12-25: A variance to allow for 163' of road frontage. *Section 5.05- Minimum Lot Width and Frontage-200 feet (contiguous)*

V-13-25: A variance for a side setback of 11'. *Section 5.05-Minimum Side Yard Setback 20'*

V-14-25: A variance for a residence of 1344 sq. ft. *Section 5.05-Minimum Floor Area for Residential Uses- 1500 sq. ft.*

V-15-25: A variance to allow for an additional 1720 sq. ft. in overage for an accessory building. *Section 30.05G-1.5 acre parcel 1400 sq. ft. maximum accessory building floor area*

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.

Mrs. Donna Taylor gave testimony in the case as the owner of the property and was asked questions by the Board.

The applicant stated that the property has always been I-1 and that there have always been people living in the residence on the property and it have now become an issue during a sale of the property with the buyer's mortgage company and the non-conforming zoning. They are asking for the variances to allow the rezoning to R-1AAA to go through and to bring the property into compliance with the surrounding neighborhood and its existing use.

Ms. Hughes stated that if the structures on the property are destroyed, that there be a condition placed that, upon rebuild, the structures be made to come into compliance with the current zoning code. Director Smith stated that the board can put conditions on an approval, but that variances do stay with the property, unlike a Conditional Use permit.

Mrs. Pam Wise gave testimony in the case on behalf of the buyers of the property

Mrs. Wise stated that the buyers were unaware of the zoning of the property and the issues that have arisen with living in an I-1 property. She also stated that they are nervous that if one of the structures is destroyed that it could not be built back to how it currently stands. If the variances are approved, the buildings would be able to be built back as they currently stand.

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

Director Smith read Bethel Township Zoning Resolution Section 2.08C on termination of non-conformities.

The Board deliberated on whether or not to place a condition that upon the destruction of any of the structures on the parcel, that they be restricted to rebuilding in compliance with the current Zoning Resolution.

Ms. Via moved to approve case V-11-15-25

Ms. O'Quinn seconded.

Approved 4-1

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Mr. Staudter: Yes

Ms. Via: Yes

Ms. Hughes: No

3: Old Business

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

7:19 p.m.