

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, JULY 24TH, 2025 – 6:33 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 # A01-078910

Case: V-16-25: A request from Richard W. Heck Jr, of 7975 Pisgah Rd, Tipp City, OH 45371, to allow for an accessory building to be built ahead of the front line of the residence. Per Bethel Township Zoning Resolution Section 30.03, “In no case shall a corner lot accessory building project beyond the building to which it is accessory, be closer than ten (10) feet to a common lot line nor be located closer than five (5) feet to the rear lot line of the lot on which it is to be located.” The parcel is 2.46 acres zoned R-1AAA. Miami County Parcel Number: A01-078910.

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. Heck stated that he is requesting the variance to allow him to build ahead of the front line of his residence so as not to impede his leach field, as well as to alleviate flooding concerns to the northern property line.

There was a discussion on the proper setback in the case, as there is a clause in the Zoning Resolution that indicates a setback of 50’. This is being interpreted by counsel for a final determination.

Ms. Hughes and Ms. Kiplinger posed questions about additional runoff from the structure impacting the flooding currently on the property, as well as the existing residence and accessory building.

Ms. Hughes posed the question of the placement of the leach field. Mr. Heck stated that the leach field was pre-existing when he purchased the home.

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

The question was posed of Mr. Heck if whether or not he had considered putting the barn in the yard adjacent to Ross Rd. Mr. Heck responded that he considers that his “front” yard due to being along the busier road. Per the Bethel Township Zoning Resolution, both yards on a corner lot are to be considered front yards.

Ms. Kiplinger moved to approve case V-16-25

Ms. O’Quinn seconded.

Approved 4-1

Votes:

Ms. O’Quinn: Yes

Ms. Kiplinger: Yes

Mr. Staudter: Yes

Ms. Via: Yes

Ms. Hughes: No

Miami County Parcel ID # A01-250094

Case: CU-03-25: A request from Churches of Christ Disaster Response Team located at 9315 State Route 202, Tipp City, OH 45371 for a Conditional Use of an Office Building for Administrative and Professional. This is a 2.53 acre parcel zoned B-2 Office/Residential District. Miami County Parcel ID# A01-250094

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. Mark Cremeans gave testimony as the owner of the property.

Mr. Cremeans stated that they are looking to put a warehouse on the parcel to eliminate existing buildings and outdoor storage of trailers and other supplies for their disaster relief organization. They also would like to have a caretaker living in the residence while they are away during their missions.

Ms. Via asked how much of the existing building would be used for office space vs. storage. Mr. Cremeans responded that about 25% would be used for office space.

Ms. Hughes asked about runoff from the building. Mr. Cremeans responded that there will be a retention pond put in place to handle the runoff.

Ms. Hughes asked if there were plans to connect this parcel with the parcel to the north, containing the Cremean’s personal residence, to which Mr. Cremeans stated they will not.

There was a discussion of surrounding land uses and the how the proposed use fits with the existing surrounding land uses. Surrounding uses are primarily residential, but there are some industrial uses to the south of the parcel.

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

Ms. Via stated that the applicant asked in his testimony for a warehouse, which is not an approved use in the B-2 zoning district.

Ms. Kiplinger concurred with Ms. Via's comments on applicability of the zoning resolution.

Mr. Staudter commented that the parcel is already being used for the storage of the disaster relief materials.

Ms. Kiplinger stated that while she believes this is a worthwhile endeavor and supports their mission, the zoning simply does not fit the requested use.

Mr. Staudter moved to approve case CU-03-25

Ms. O'Quinn seconded.

Denied 2-3

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: No

Mr. Staudter: Yes

Ms. Via: No

Ms. Hughes: No

3: Old Business

May and June Meeting Minute approval tabled to allow for corrections.

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

7:55 p.m.