

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, AUGUST 28TH, 2025 – 6:33 P.M.

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

Meeting brought to order: 6:33 pm

1: Board and Township Staff Introductions

Board members in attendance: Nikki O’Quinn, Rachael Kiplinger, Rachelle Via, Donna Hughes, Jim Leskowich

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 # A01-013500

Case: V-17-20-25: A request from George Hardy for four variances for a Single Family Dwelling at 9415 S. Mann Rd, Tipp City, OH 45371, a 1.439 acre parcel currently zoned R-3 Multi-Family Dwelling. The variances are contingent upon the property being rezoned to R-1AAA. Miami County Parcel ID# A01-013500.

V-17-25: A variance for a 30’ front yard setback. *Bethel Township Zoning Resolution section 5.05 minimum front yard setback is 50’.*

V-18-25: A variance for a 19’ side yard setback. *Bethel Township Zoning Resolution section 5.05 minimum side yard setback is 20’.*

V-19-25: A variance for a 1.439 acre R-1AAA lot. *Bethel Township Zoning Resolution section 5.05 minimum lot size with on-site septic is 3 acres.*

V-20-25: A variance for 176’ of road frontage. *Bethel Township Zoning Resolution section 5.05 minimum road frontage is 200’.*

All testimony in the case was given under oath.

Mr. Smith read the prepared report and asked if there were any questions. Ms. Donna Hughes recused herself in the case.

Mr. Ed Holbrook was invited forward to give testimony on behalf of the applicant in the case.

Mr. Holbrook testified that the new residence will be a single-story built on the footprint of the previous structure because the footer is able to be saved from the previous structure.

Ms. Kiplinger inquired about water/sewer at the property. Mr. Smith informed the Board that water is available, but Miami County Sanitary Engineering is unsure if sewer is available at the property.

No public comments were given in the case.

Public comment was closed and deliberation began among the Board.

The board had some discussion on water and sewer availability and that passing the variances will help facilitate the rezoning to R-1AAA, which will clean up a legacy zoned property.

Ms. O'Quinn moved to approve case V-17-20-2025

Ms. Via seconded.

Approved 4-0

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Via: Yes

Mr. Leskovich: Yes

Miami County Parcel ID # A01-059130

Case: CU-04-25: A request from JC Snediker, of 6165 State Route 201, Tipp City, OH 45371 for a Conditional Use to hold events in an existing 3-story bank barn. This is a 23.25 acre parcel zoned A-2 General Agriculture. Miami County Parcel ID# A01-059130

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. JC Snediker gave testimony as the owner of the property.

Mr. Snediker testified that the property is a working farm, producing hay, corn and soybeans and that there is an active winery on the property. He is also looking at beehives and honey production, as well as horticulture and small livestock, such as chickens.

Ms. O'Quinn asked if the vineyard is active, which Mr. Snediker responded that it has been active for 7 years. Mr. Snediker referenced the cases Kelly's Farm vs. Bainbridge Township Trustees and the Litchfield Township Board of Trustees vs. Forever Blueberry Barn.

Ms. Kiplinger indicated that the events portion of the property may become the primary use of the property.

Ms. Kiplinger asked what facilitated bringing the case back before the BZA if it has been denied twice before. Mr. Snediker responded that he is trying to build rapport with the community.

Ms. Hughes asked why he is looking to hold events. Mr. Snediker responded that he has doing events his entire career.

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

The Board moved to table to case to allow for more research on agro-tourism and the facts of the cases mentioned in the owner's testimony.

Ms. O'Quinn moved to table case CU-04-25

Ms. Hughes seconded.

Approved 5-0

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Mr. Staudter: Yes

Ms. Via: Yes

Mr. Leskovich: Yes

Miami County Parcel ID # A01-0068500

Case: CU-05-25: A request from David Foley, of 6777 E State Route 571, Tipp City, OH 45371 for a Conditional Use for a Seasonal Sales Lot. This is a 6.5 acre parcel zoned A-1 Domestic Agriculture. Miami County Parcel ID# A01-068500

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. Dave Foley stated that him and his wife buy storage units and sell the contents to support his wife's health issues and as a source of giving. All of the materials are stored inside.

Ms. O'Quinn asked about the traffic as a result of these sales. The Foley's testified that traffic has not been an issue in the past and that they reduce prices throughout the weekend and then donate whatever is left after the sale is complete.

Ms. Kiplinger asked about what the "season" would be. The Foleys indicated that they would like to be open somewhere around March-October

Ms. Via asked about what the typical sale hours are and the Foleys responded that they are typically 9-4.

Ms. Hughes asked about what advertising is done for the sales and the Foleys indicated that they have signs up at intersections but they come down as soon as the sale is over.

There was a discussion among the applicants and the board about the variance that was sought to build the barn that the sales occur in. They were approved for a variance for a 5,000 sq foot pole barn, which is 1,800 sq ft more than allowed under the zoning resolution.

Public testimony was given in the case.

Public testimony indicated concerns with traffic and the existing zoning regulations on garage sales in the township that have not been adhered to thus far.

Public comment was closed and deliberation began among the Board.

The board moved to approve CU-05-25 with the conditions that the sales only be held from March-September on the last full weekend of the month on Friday, Saturday and Sunday.

Ms. O'Quinn moved to approve case CU-05-25

Ms. Hughes seconded.

Approved 5-0

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Mr. Staudter: Yes

Ms. Via: Yes

Mr. Leskovich: Yes

Miami County Parcel ID # A01-250035

Case: CU-06-25: A request from Derek Fink (Owner) and Bethel Local Schools (Applicant), located at 7045 US 40 E Tipp City, OH 45371 for a Conditional Use as a Public Government Building, contingent upon the sale of the property to the applicant. The parcel is 1.31 acres zoned R-1AAA. Miami County ID# A01-250035

Mr. Smith read the prepared report and asked if there were any questions. Ms. Kiplinger recused herself in the case.

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

Todd Bird (applicant) and Derek Fink (owner) came forward to give testimony in the case.

Mr. Bird testified that the enrollment numbers have increased and the schools need additional space for administrative offices.

Ms. O'Quinn asked about how many people would be on site.

Mr. Bird stated it would be a maximum of 10 and they would keep normal business hours

Ms. Hughes asked about ADA compliance and placing an additional driveway on State Route 201.

Mr. Bird stated that they are planning to be ADA compliant and that they have no plans to add additional driveways

Public testimony was given in the case.

Public comment was closed and deliberation began among the Board.

Ms. Hughes moved to approve case CU-06-25

Ms. Via seconded.

Approved 4-0

Votes:

Ms. O'Quinn: Yes
Mr. Staudter: Yes
Ms. Via: Yes
Mr. Leskowich: Yes

3: Old Business

May, June and July meeting minutes were approved unanimously, pending changes that show the vote tally for each case

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

8:43 p.m.