



Bethel Township Board of Trustees
July 15, 2025
Public Hearing & Special Business Meeting Minutes

I. **CALL TO ORDER** Time: 6:00 PM Presiding: Trustee Reese
Roll call: Administrator Smith: Present Fire Chief Cahill: Absent Fiscal Officer Ross: Absent
Trustee vanHaaren: Present Trustee Reese: Present Trustee Dick: Present

II. **PLEDGE OF ALLEGIANCE** was recited.

III. **PUBLIC HEARING**

A Public Hearing scheduled for July 15, 2025 was held by the Bethel Township Trustees, Miami County for Case ZA-03-25: A request from Donna J Taylor, 6384 Heffner Rd, Tipp City, OH 45371 to re-zone Miami County Parcel ID# A01-015801 to R-1AAA Residence District. This is a 1.5 acre parcel, currently zoned I-1 Light Industrial.

- A. Comments by the applicant
- B. Comments by public
- C. Closure of public comments
- D. Closure of the public hearing

IV. **ACTION ITEMS**

A. **RESOLUTION #25-07-060:** A RESOLUTION APPROVING CASE ZA-03-25: A REQUEST FROM DONNA J TAYLOR, 6384 HEFFNER RD, TIPP CITY, OH 45371 TO RE-ZONE MIAMI COUNTY PARCEL ID# A01-015801 FROM I-1 TO R-1AAA RESIDENCE DISTRICT

Motioned by Trustee Dick Seconded by Trustee vanHaaren
Vote: Trustee Dick: YES Trustee vanHaaren: YES Trustee Reese: YES

V. **ADJOURNMENT** motioned by Trustee Dick Seconded by Trustee vanHaaren
Vote: Trustee Dick: YES Trustee vanHaaren: YES Trustee Reese: YES
Time: 6:09 pm

VI. **ATTACHMENTS**

- A. Report for Zoning Case ZA-03-25.
- B. Signed resolution 25-07-060.
- C. Digital audio recording of the meeting containing discussion and public comments, if any.

Minutes prepared by Trustee Reese


Julie Reese, Trustee, President


Kama Dick, Trustee, Vice President


Beth van Haaren, Trustee


Rhonda Ross, Fiscal Officer

Report for Zoning Case ZA-03-25

Case: ZA-03-25: : A request from Donna Taylor, 6384 E Heffner Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-015801 to R-1AAA. This is a 1.5 acre parcel currently zoned I-1.

GENERAL INFORMATION:

Applicant/Property Owner: Donna Taylor

Property Address: 6384 E Heffner Rd Tipp City, OH 45371

Current Zoning: I-1 Light Industrial

Location: Third parcel to the west on the south side of Heffner Rd

Existing Land Use: Residential

Bethel Land Use Plan: Traditional Neighborhood

Surrounding Land Use

| | |
|-------|----------------------------------|
| North | R-1AAA-Single Family Residential |
| South | R-1AAA-Single Family Residential |
| East | I-1 Light Industrial |
| West | A-2 General Agriculture |

Road Frontage: 163'

*Exhibits: A – Bethel Township Zoning Map
B – GIS Aerial Vicinity Map
C – Street View
D- Application*

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: Property has access to water, but is on septic per Miami County Sanitary Engineering

County Planning Department: Unanimous recommendation for approval

Exhibit A - Bethel Township Zoning Map



Exhibit B – GIS Aerial Vicinity Map

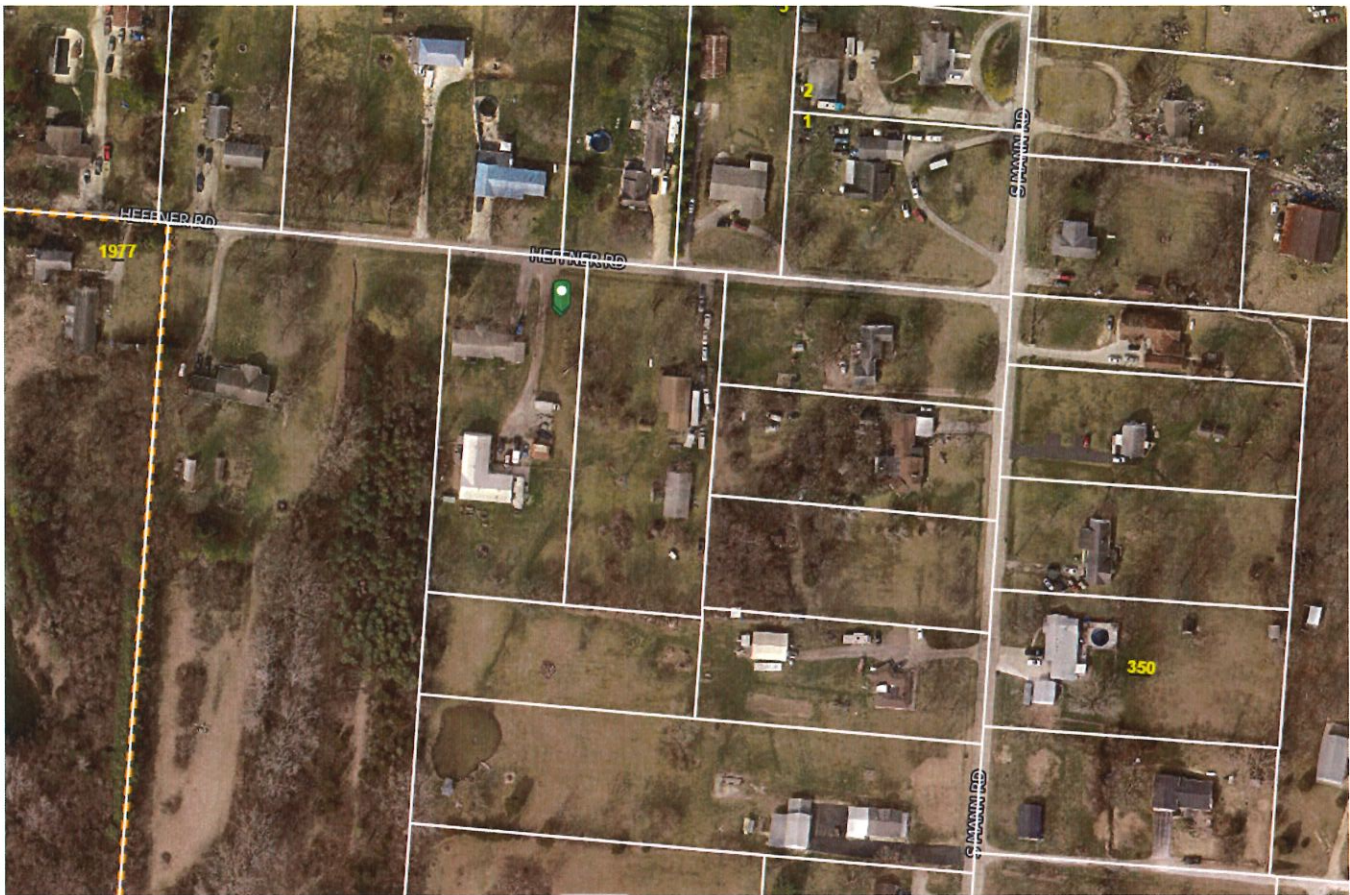


Exhibit C – Street View





BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
 8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
 PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR ZONING AMENDMENT

App. No.: ZA-03-25

SECTION I: PROPERTY INFORMATION

| | | | |
|---|-------|--------|---------------------------|
| Property Location: <u>6384 Heffner Rd</u> | | | Acreage: <u>1.5</u> |
| Section: | Town: | Range: | Parcel: <u>A01-015801</u> |
| Subdivision Name and Lot No.: | | | Zoning District: |

SECTION II: APPLICANT INFORMATION

| | | |
|---------------------------------------|----------------------------------|----------------------------|
| Applicant Name: <u>Donna J Taylor</u> | | Phone: <u>386 416 8819</u> |
| Address: <u>6384 Heffner Rd</u> | City, State: <u>Tipp City OH</u> | Zip Code: <u>45371</u> |
| Property Owner: <u>same</u> | | Phone: |
| Address: | City, State: | Zip Code: |

SECTION III: AREA TO BE AMENDED

| |
|---|
| Current Zoning: <u>Light Industrial</u> |
| Current Use: <u>Residential</u> |
| Proposed Zoning: <u>Residential R-1AAA</u> |
| Proposed Use: <u>Residential</u> |
| Description of Proposed Area To Be Rezoned: |
| <u>6384 Heffner Rd</u> |
| |
| |

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE? ☒ Y ☐ N PUBLIC SEWER AVAILABLE? Y ☒ N HYDRANTS WITHIN 500'? Y ☐ N
 SANITATION TO BE APPROVED BY:

- ☒ MIAMI COUNTY HEALTH DEPARTMENT
 ☐ OHIO E.P.A. (Pending)
 ☐ WAIVER

Note: The Zoning Inspector may require other information such as maps, plot plans, etc. in order to process this application.

The Applicant hereby certifies under penalty of perjury that he/she has read the information contained in the foregoing application and that it is true. Applicant further understands that he/she must comply with all requirements of the Bethel Township Zoning Resolution and all applicable statutes and resolutions of the State Of Ohio and Bethel Township.

Builder/Applicant
 Only One Signature Required

Date

Owner

Date

Donna J Taylor 5-19-25

SECTION VII: ADMINISTRATIVE ACTION

| | | |
|--|-----------------------------|-------------------------------------|
| APPLICATION RECEIVED BY: <u>Cody Smith</u> | | DATE OF APPLICATION: <u>5-19-25</u> |
| MIAMI CO. PLANNING COMM. | APPROVED DENIED MODIFIED | COMMENT: <u>6/17</u> |
| BETHEL TWP. ZONING COMM. | PUBLIC HEARING: <u>6/26</u> | PUBLIC NOTICE: |
| CHMN: | APPROVED DENIED MODIFIED | COMMENT: |
| BOARD OF TRUSTEES | PUBLIC HEARING: | PUBLIC NOTICE: |