



BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING MINUTES

Thursday, March, 27th, 2025 – 7:30 P.M.

MEETING ROOM, 8735 S. SECOND ST., BRANDT, TIPP CITY, OHIO

Members attending: Josh Wilkerson-Bienick, Michelle Swank, Jerry Hirt, Ron Corbett, Lorna Funderer

Staff: Cody Smith, Planning and Zoning

Mr. Wilkerson was elected chairperson and Ms. Swank was elected vice-chairperson by a vote of 3-0.

Case: ZA-01-2025: A request from Khamid Mamad, 8415 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-040330 to B-3. This is a 3 acre parcel currently zoned R-1AAA.

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

Mr. Samad Mamad testified as the applicant in the case.

Mr. Mamad testified that he is seeking to move his cross-fit gym from its current location to the requested property due to increasing rent and inability to continue to operate in that space due to the increased costs. He also testified that there would be no outward displays for the business and provided the hours that the business would be open and classes conducted.

Ms. Swank asked how many members the gym has. Mr. Mamad responded that there are currently about 40 total members, but that all of the members would not be on the property at the same time due to the class schedule.

Mr. Corbett clarified that the schedule is controlled via specific class times and Mr. Mamad affirmed that yes the gym is run off of scheduled class times.

Mr. Hirt relayed that a rezoning decision is not made just on the use that the applicant is requesting, but on the parcel as a whole and what future uses may be allowed to operate on the parcel if it is rezoned.

Mr. Hirt inquired about a semi and a flatbed trailer that has been seen coming and going from the property. Mr. Mamad responded that he moved from Oregon and that he did not have parking for the truck, but it now has a permanent parking space off-site.

There was a discussion about a business-zoned parcel that is to the north of the applicant's property and how it came to be zoned business.

Mr. Hirt reiterated his concern about approving the rezoning and the future consequences that that may have for that parcel.

Mr. Corbett and Ms. Furderer echoed Mr. Hirt's comments. Ms. Furderer also stated that business zoning in that area of township would be an irresponsible decision as it is primarily residential and agriculture.

Public testimony was given both for and against in the case.

Comments and discussion closed and a motion was requested.

Mr. Hirt moved to recommend approval of ZA-01-25

Ms. Furderer seconded.

Denied unanimously

Approval of March 2024 Minutes

Moved: Jerry Hirt

Second: Ms. Swank

Approved 3-0

Zoning Commission Comments

None

Motion to Adjourn meeting

Ms. Furderer moved to adjourn at 8:52 p.m.

Mr. Corbett seconded.

Approved unanimously