



BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING MINUTES

Thursday, June 26th, 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

Case: ZA-03-2025: 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.

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

Mrs. Donna Taylor gave testimony in the case as the applicant.

Mrs. Taylor stated that they are trying to bring the property into compliance and conformity with the surrounding neighborhood. She indicated that there was a business ran out of the shop previously, but that was many years ago and that there has always been someone living in the residence.

Mrs. Taylor indicated that if the rezoning is not approved, the only recourse that they would have is to attempt to sell the property as an industrial lot, which would be out of character for the neighborhood.

Mr. Corbett asked about the neighboring property that is also zoned I-1 and its use. Mrs. Taylor indicated that it is also a residence.

Public testimony from the buyer of the property was given, requesting that the rezoning be granted to allow them to purchase and live in the property.

Comments and discussion closed and a motion was requested.

Mr. Hirt moved to recommend approval of ZA-03-25

Ms. Funderer seconded.

Approved unanimously

Zoning Commission Comments

None

Motion to Adjourn meeting

Mr. Hirt moved to adjourn at 7:45 p.m.

Mr. Wilkerson seconded.

Approved unanimously