



**BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION**  
**REGULAR MEETING MINUTES**

**Thursday, August 28<sup>th</sup>, 2025 – 8:49 P.M.**

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

Members attending: Josh Wilkerson-Bienick, Lorna Furdere, Janice Royse

Staff: Cody Smith, Planning and Zoning

Zoning Commission procedures were read for the audience

**Case: ZA-04-2025:** A request from Hemi Properties LTD, 7114 US 40, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-052250 to B-2 Office/Residential District. This is a 1.979 acre parcel currently zoned I-1 Light Industrial.

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

Mr. David Baumgardner gave testimony in the case as the applicant.

Mr. Baumgardner testified that they are rezoning as they are utilizing the property as both a business and a residence and was made aware that a residence is not permitted in an I-1 zoning district.

Mrs. Royse asked if the property is connected to sewer and Mr. Baumgardner responded in the affirmative.

Mrs. Royse asked about the permitting for the pool on the property and Mr. Baumgardner responded that they have obtained a zoning permit and a fence is in the process of being installed.

There was a discussion on permitting for an auto-cover and the fencing requirement. Mr. Smith read the section of the zoning resolution in which a fence is required for the record.  
Comments and discussion closed and a motion was requested.

There was a discussion about the buildings on the property and their uses.

There was some discussion on easements that run through the property to access the property in the rear. Mr. Baumgardner indicated that they do not currently have a driveway permit on US 40 for that property.

Public testimony was given indicating that this would correct a legacy zoning issue with the property and indicating that getting a driveway permit from ODOT would correct the easement issue with accessing the rear parcel.

Ms. Furdere moved to recommend approval of ZA-04-25

Mrs. Royce seconded.

**Vote:**

**Mr. Wilkerson-Yes**

**Ms. Furderer-Yes**

**Mrs. Royse-Yes**

**Case: ZA-05-2025:** A request from George Hardy, 9415 S. Mann Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-013500 to R-1AAA. This is a 1.439 acre parcel currently zoned R-3.

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

No testimony was given in the case.

Ms. Furderer moved to recommend approval of ZA-05-25

Mrs. Royce seconded.

**Vote:**

**Mr. Wilkerson-Yes**

**Ms. Furderer-Yes**

**Mrs. Royse-Yes**

Zoning Commission Comments

None

Motion to Adjourn meeting

Mr. Wilkerson moved to adjourn at 9:26 p.m.

Ms. Furderer seconded.

Approved unanimously