



**BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION & BOARD OF ZONING APPEALS AGENDA**

**THURSDAY, MAY 29<sup>TH</sup>, 2025 – 6:00 P.M.**

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

**1: Board and Township Staff Introductions**

Zoning Commission members: Ron Corbett, Lorna Furderer, Jerry Hirt, Michelle Swank, Josh Wilkerson-Bienick  
Alternates: Jess Underwood, Janice Royse

Board of Zoning Appeals Members: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes  
Alternates:

Staff Member: Cody Smith, Planning and Zoning

The meeting was called to order at 6:04pm

**2: New Business**

Public comments on items on the agenda

- No public comments

Review of Scheduled Joint Meetings to discuss zoning code updates

- Mr. Smith indicated that the schedule for meetings going forward would be to hold a meeting every other Thursday evening for work sessions. Meetings will be scheduled for 6 pm on the evenings where there is not a BZA or ZC meeting, and will be scheduled to follow those meetings on the evenings in which they are held.
- Ms. Kiplinger inquired why the two August meetings do not follow the pattern of holding a meeting every other Thursday evening.
- Mr. Smith responded that those meetings are placeholders and are intended to line up with already existing Trustee meetings, but that they would probably need to be moved back to allow for additional work session meetings.
- Mr. Hirt suggested that township emails be created for zoning board members to allow for continuity of communications

Zoning board input on items that need review

- Mr. Smith suggested that revisions begin starting with Article 1 of the Bethel Township Zoning Resolution and work towards the rear sections of the Zoning Resolution
- No revisions were suggested for Article 1 of the Zoning Resolution
- While discussing Article 2 of the Zoning Resolution, Mr. Smith presented a list of questions/comments/concerns/proposals that were brought up by residents for discussion

- The first proposal was to include language in the Zoning Resolution that only allows for one split from a large parcel, sending all future splits to the Board of Zoning Appeals for approval. There was no desire from members present to implement any such language.
- The second question brought to the table involved section 2.06 of the Bethel Township Zoning Resolution and the limits placed on application frequency for Conditional Use permits, Variances and Change of Use Permits. There was agreement that one of each type of permit per 12 month period was sufficient.
- Discussing application frequency limitations developed a discussion on extending the expiration timeline for a Conditional Use permit out from 6 months and potentially developing a protocol to allow for an extension of a permit in extenuating circumstances (State licensing board delay, etc)
- A discussion was had A discussion was had on protocol for updating parcels with existing zoning classification that are inconsistent with the current zoning classification. The township would potentially waive rezoning fees and facilitate the rezoning the extent legally possible to accomplish this goal.
- Adding current and any new enforcement actions was suggested to be added to the current Bethel Township Zoning Resolution. Enforcement action is currently detailed in Bethel Township Resolution 05-07-172.

### **3: Old Business**

### **4: Other**

Communications and Reports

Comments

Adjournment

Donna Hughes moved to adjourn at 9:00PM

Michelle Swank seconded the motion

The motion passed unanimously

Audio recordings of all Bethel Township public meetings are available on the township website:

[www.betheltownship.org](http://www.betheltownship.org)