



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

**THURSDAY, JUNE 12<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, Jerry Hirt,  
Alternates: Jess Underwood, Janice Royse

Board of Zoning Appeals Members: Nikki O'Quinn, Donna Hughes  
Alternates:

Staff Member: Cody Smith, Planning and Zoning

The meeting was called to order at 6:00pm

**2: New Business**

Public comments on items on the agenda

- No public comments

Zoning board input on items that need review

- Copies of Resolution 05-07-172 were distributed to attendees. This resolution lays out the zoning enforcement procedures for Bethel Township.
- A clerical error was corrected in Article 2B, referencing 2.05C to 2.06C.
- A definition of "religious place of worship" will be added into the Zoning Resolution. Ms. O'Quinn will be providing the definition that was discussed to the Zoning Director.
- Article 3 of the Zoning Resolution covers the definitions used throughout the document. The following definitions were discussed during the meeting:
  - Automobile-This was discussed in the context of a golf-cart repair business, as well as heavy truck repair. What does the definition of "automobile" cover?
  - Basement-Is the definition overly complicated for what is needed? The current definition makes it sound as if it is an above-ground structure.
  - Business-There is no current definition of "business" in the zoning resolution. Does there need to be a specific business? There are definitions of various types of businesses in the resolution, as well as a definition of "home occupation", which would cover home or internet businesses.
  - Dwelling, multiple family
  - Farm Market-Does this need to be expanded to include selling products that aren't produced by the occupant of the property?

- Junk Yard-There needs to be a definition of a “junk vehicle” so that zoning enforcement can be followed through with. Suggested definition is “operable under its own power” along with current language about licensed, no dismantled parts, etc. There was also a discussion on the Ohio Revised Code definition of junk vehicle.
- Lot- Is there confusion between the different variations of “lot” in the zoning resolution?
- Miami County Thoroughfare Plan-Does this exist and do we have a copy of this plan? Miami Valley Regional Planning handles a lot of the regional planning type documents.
- Nursery School-This use is found in conjunction with “child care”. Are both definitions needed in the zoning resolution?
- Planned Unit Development-Is there a difference between a Planned Unit Development and a Planned Development under the Zoning Resolution?
- Right of Way-Adding cable to the definition would be redundant as “public utilities” is already listed in the definition and cable would be considered a public utility.
- Strategic Plan-This is considered under the “Land Use Plan” for the Township
- The next point considered was to add the “Planned Unit Development” district to Article 4. Also discussed was removing the “New Urbanism Overlay” district
- The next point considered was whether or not to add a percentage requirement for green space in R-1AAA. Attendees felt that this was well covered in the current impervious surface maximums and set back requirements in the Lot Development Standards. There was also no appetite to change the impervious surface maximums.
- The next point considered was to add Short-Term Rentals to the Zoning Resolution. Consensus was to add that classification as a Conditional Use in all districts that allow residences.

### **3: Old Business**

### **4: Other**

Communications and Reports

Comments

Adjournment-7:58 pm

Donna Hughes moved to adjourn

Nikki O’Quinn seconded the motion

The motion passed unanimously

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