



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

THURSDAY, JUNE 26TH, 2025 – 8:30 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, Rachelle Via, Donna Hughes
Alternates: Jim Leskowich

Board of Trustees: Kama Dick

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Public comments on items on the agenda

- There were no public comments made at the meeting

Zoning board input on items that need review

- Continuing on the discussion about home-based occupations, a point was raised about sign limitations for home-based occupations, which are currently limited to one non-illuminated name plate no larger than one square foot under Section 30.27
- There was a discussion on how to incorporate regulations for home-based occupations in the Zoning Resolution and the level of regulation that is appropriate for the township to consider.
 - Traffic considerations are good considerations to take with home-based occupations.
 - Section 30.27A speaks to the specific regulations currently placed on home-based occupations.
- There was a discussion on what "Accessory Permitted Uses" pertaining specifically to Article 5 and the R-1AAA Zoning District
 - These are uses that are incidental to use the principal use of the property.
- It was suggested to reference various sections of the zoning resolution when they are discussed in other areas of the zoning resolution. For example, Section 30.27B references noise levels, but does not specially mention section 30.36, where excessive noise levels are defined.
- The point was discussed that there are no penalties in the zoning resolution for obtaining a permit after work has been started and that that should be addressed.

- The zoning resolution currently assumes that residents or business owners proactively approach the township for zoning and permits. There is nothing that addresses how to handle violations that are discovered after the fact are to be brought into compliance.
- Article 40 of the zoning resolution addresses “Violations and Corrective Actions”, but there is not an enforcement timeline or other penalties discussed therein.
- Current enforcement procedures are to send a 1st notice of violation, asking to correct the violation within 14 days. If no action is taken within 14 days, a 2nd notice of violation is sent via certified mail that indicates when the case will be turned over to legal counsel. The Board of Trustees also recently voted to levy a fine of \$500 per day that the violation exists, as allowed under H.B. 315.
- The Zoning Director will be getting together a schedule of enforcement procedures and penalties for discussion at the next meeting.

3: Old Business

5-29 Meeting Minutes-approved unanimously with corrections

6-12 Meeting Minutes-approved unanimously

4: Other

Communications and Reports

Comments

Adjournment