



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

THURSDAY, JULY 10TH, 2025 – 6:01 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, Michelle Swank, Josh Wilkerson-Bienick

Alternates: Jess Underwood, Janice Royse

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

Alternates: Jim Leskovich

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

- There was a discussion on how many garage/yard sales should be allowed under the Zoning Resolution in a given calendar year. The current Zoning Resolution allows for two per year. A resident recently brought a complaint to the Zoning Director on the small number allowed per year and the Zoning Director brought that complaint to the attention of the board members. Discussion was had and it was indicated to change the regulations to 1 per quarter limitations in the Zoning Resolution. There will also be exceptions included for community or regional garage sales, although the wording on that has not been finalized at this time.
- The next discussion item was on the various zoning enforcement procedures that are currently in place in the township. Changes indicated were to extend the time for enforcement action from the current 14 days to 20 days. This will allow for time for enforcement letters to reach the properties. It was also decided that the letters will give specific dates for enforcement action. A discussion then ensued about proper notification procedures.
- Next, a discussion was had about implementing a rule in the Zoning Resolution that would double the permit application fee if the permit is applied for after construction has begun. The decision was made to implement a provision doubling the fee if the application is brought after construction has begun, and tripling the application fee if the structure requires BZA approval of a variance to be in compliance.
- Then there was a discussion on how to handle properties that are out of compliance with the zoning code. Miami County Zoning Resolution section 21.1 states that any building or land use that is not in compliance with the zoning resolution shall be considered a nuisance. It was decided that this language will be included in the zoning resolution to provide clear guidance on how to handle out of compliance properties moving forward.

- Next there was a discussion about implementing a provision in the zoning resolution that limits the number of permits and/or extensions that can be applied for before construction begins. One idea presented was to increase the permit application fee for each subsequent application. The idea was also presented to disallow any further zoning permits if a property has pre-existing zoning violations.
- There was a discussion about proper zoning classifications and bringing properties into compliance with the current Zoning Resolution and what the proper way of going about that process is.

3: Old Business

6-26 Meeting Minutes-approved unanimously

4: Other

Communications and Reports

Comments

Adjournment