



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

THURSDAY, AUGUST 7TH 2025 – 6:30 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, 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

- No public input was given

Zoning Resolution Update Items

- Trustee Kama Dick began the discussion with a comment on Trustee Beth van Haaren not running in this election and that there should be a meet the candidate night coming soon for the Board of Trustees and the Board of Education.
- Mrs. Royse led a discussion on Article 5 of the Zoning Resolution, detailing the R-1AAA zoning classification
- Public and parochial schools will be stricken from the permitted by-right uses in the R-1AAA district and kept in the B-3 zoning district
- A discussion was had about how to regulate agriculture on parcels less than 5 acres
 - Discussion on animal limits was tabled for later discussion
- Short-term rentals will be included as a conditional use in the R-1AAA district
 - There was a discussion about how to handle any issues that arise with short-term rentals such as noise ordinance violations.
- Mrs. Royse indicated that there should be some change in the off-street parking requirements to disallow parking in yards and on grassy surfaces in residential areas and disallow storage of disabled vehicles.
 - It was previously decided to disallow storage of vehicles that are not moveable under their own power.

- Agricultural businesses will be removed from A-1 and A-2 zoning districts. The Township does not have the power to regulate agriculture on parcels over 5 acres.
- The floor was turned over to Mr. Corbett and Ms. Furderer to begin discussion on B-1, B-2 and B-3 zoning districts
- There was a discussion on what differentiates the three business zonings and if it would be possible to merge and create two business zonings
 - B-2 and B-3 should be merged to simplify the zoning resolution
- There was a discussion on zoning enforcement in the township and how does our ability to enforce the zoning resolution play into how it should be written?
 - The township must be able to apply the zoning resolution correctly and consistently
 - The zoning resolution must be written in a coherent manner that is easily comprehensible
 - The example given was daycares and the difference in a commercial daycare vs. an in-home daycare with business and residential zonings
- Ms. Furderer brought Clay Twp's zoning resolution as an example of a township that is close in characteristics to Bethel Township to compare off of.
- Any properties that exist currently under this version of the Bethel Township Zoning Resolution will not be affected by a change in the Zoning Resolution. Once the property is sold or the use changes, then it would need to comply with the latest version of the Zoning Resolution
- Clay Twp's zoning resolution is written inverse of Bethel Twp's. Consensus was that it makes more sense to have the least intensive business use in B-1 and then have B-2 and B-2 becomes progressively more intensive uses. The current zoning resolution is written to have B-3 the least intensive and B-1 the most intensive.
- There was a discussion about some of the inconsistencies in the B-2 and B-3 zoning districts
 - An example given was "personal" vs "professional" services and their respective placement in B-2 and B-3
- There was a discussion on strategies to tighten up the zoning resolution so that there is less room for interpretation among the uses and zoning districts. In doing so, it will make the zoning resolution inherently fairer, as it will be less up to interpretation of the various boards and commissions.
- The discussion on business zonings will be picked up at the next meeting.

3: Old Business

The July 24th meeting minutes were passed unanimously

4: Other

Communications and Reports

Comments

Adjournment at 9:22 PM