



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

THURSDAY, SEPTEMBER 11TH, 2025 – 6:26 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: 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

- The meeting picked back up with a discussion on the B-1, B-2 and B-3 zoning districts.
- Mr. Corbett shared that it seems overkill for Bethel Township to have 3 distinct business zoning districts and that he worked on adapting the Clay Township Zoning Resolution to Bethel Township
- It was proposed that the classifications be amended so that B-1 is the least intensive business zoning and the most friendly toward residential, similar to the A-1 and A-2 zoning districts that currently exist in the zoning code
- Mr. Hirt contested that it would make the currently zoned B-1, 2 and 3 properties non-compliant with the zoning resolution if that change were to take effect
- Mr. Corbett suggested then that instead of changing zoning classifications in that manner, then the B-2 and B-3 zoning classifications should be consolidated
- Mr. Corbett suggested that B-3, if consolidated, should then contain a single-family residence in the permitted uses
- Previous discussion was had about eliminating public and parochial schools in the business districts and leaving them in the residential districts
- Mr. Corbett read for the group the proposed changes to the Non-Residential Uses in the B-3 Neighborhood Business District
- There was a discussion as to where to include the "professional" and "personal" services classifications

- It was proposed to include in the Conditional Uses for B-3 “personal services” and “retail businesses” similar to the principle permitted uses. This essentially allows the zoning resolution to be very specific in what is allowed by-right, but also give the BZA some leeway to allow additional uses that don’t fit into the specific uses allowed by-right.
- The Clay Twp. Resolution includes a section that is not currently in the Bethel Township Zoning Resolution called “Required Conditions”. These are conditions that must be met in either a principle or conditionally permitted use
- Mr. Corbett suggested changing the max impervious surface coverage to 70% and the minimum front yard setback to 25 feet
- All of the proposed changes are to be written up and reviewed at the next update meeting.
- The conversation turned to the B-1 business district
- There was a discussion on allowing residential uses in the B-1 General Business District. The consensus was that there needs to be some allowance for mixed-use buildings, but that there should not be individual houses necessarily in a Business district. The consensus was to include single or multi-family residential as a Conditional Use in the B-1 district
- Signs will have a reference to the sign regulations in the Bethel Township Zoning Resolution
- A “required conditions” section is added to the B-1 business zoning, similar to the previous business district that was discussed.
- The B-1 business district will include the largest amount of uses permitted by-right
- There was a discussion about allowing restaurants to serve alcohol as either by-right or with a conditional use
- Public water/sewer was placed into the required conditions section for the B-1 General Business District

3: Old Business

4: Other

Communications and Reports

Comments

Adjournment at 7:56 PM