



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

THURSDAY, OCTOBER 2ND, 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: Lorna Furderer, Jerry Hirt, Josh Wilkerson-Bienick
Alternates: Jess Underwood

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

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 combination of the B-2 and B-3 zoning classifications. Mr. Underwood proposed that there be only a B-1 and a B-2 zoning classification in the event that the zoning resolution is narrowed down to two business zoning districts. This is in order to prevent confusion among residents if there were to be a B-1 and a B-3 district both included in the resolution.
- Mr. Hirt clarified that he would like to see how many properties are zoned B-2 that would be affected by a potential change in the zoning resolution
- There was a discussion about how to handle legacy zoning districts that no longer exist in the current version of the zoning resolution. Mr. Hirt stated that there is a provision of the zoning resolution that states that a property is to be held to the standards of their current zoning district; however, records must be found that show the regulations for each legacy district.
- An article will be created the lists historical zoning classifications and the changes that were made and the dates done so.
- There was a discussion on the number of properties in the township are zoned B-2 and B-3 and how they will be affected by eliminating one of the business zoning classifications.
- There was a discussion on conditional uses and it was decided that conditional uses will no longer be invalidated by a change of ownership, so long as the existing use will be continued. An example would be if an auto repair shop gets sold, the new owner would not need to obtain a new CU to continue the body shop.

- There was a discussion on professional and personal service definitions and where they should be incorporated in the business zoning regulations. They will both be moved to permitted uses in the B-2 zoning district
- Section 8.04 is the amended zoning resolution had a provision that there will be no emission of odors or odor causing substances. This was eliminated as moot due to similar provisions being in Article 30.
- It was decided to take “none” out of the Permitted Conditional Uses because there are Permitted residential uses in the B-2 zoning district. This was done to avoid confusion.
- It was decided to add “grooming facilities” to section 9.05 in the B-1 zoning district to the conditional permitted use of “kennels and animal hospitals”
- There was a discussion on “multiple tenant buildings” as a conditional use in section 9.05. The definition was read from Article 3 that shows that use is to be interpreted as a commercial multiple tenant building rather than residential.
- There was a discussion on including “paint and body repair” in the business zoning districts, as paint and body repair would seem to be a more industrial use with the chemicals, paint, etc used in the repair process. As written, those uses are included “in conjunction with sale of automobile and recreational vehicles.” The outcome of this discussion was to strike “services” from the “Automobile, recreational vehicle, boat sales, rental and service”. Also, with this being a conditional use, it gives the BZA leeway to set parameters on the type of business that will be permitted.
- Short-term rentals will be added as a conditional use to any district that allows for residential. This is the primary method that the township has at its disposal to regulate short-term rentals.

3: Old Business

8/7 Meeting Minutes-passed with corrections

9/11 Meeting Minutes-passed unanimously

4: Other

Communications and Reports

Comments

Adjournment at 8:00PM