



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

THURSDAY, OCTOBER 16TH, 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: Jerry Hirt, Janice Royse, Ron Corbett

Alternates: Jess Underwood

Board of Zoning Appeals Members: Nikki O'Quinn, Rachael Kiplinger, Donna Hughes

Alternates:

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 began the discussion of the I-1 Light Industrial zoning district.
- There was a clarification that the 2 acre requirement for the I-1 zoning district is a minimum lot size, not a maximum.
- Ms. Hughes put forth that she would like to see RV trailers excluded from the trailer sales that are included in the permitted uses on an I-1 property.
- Mr. Corbett stated that the group should look at the given purpose statement for each zoning classification as a starting point for determining if each given use truly fits that district.
- It was stated that the uses that are permitted in the I-1 district should also be permitted in the I-2 zoning district because I-1 is a less intensive use than I-2.
- There was a discussion on allowing filling stations in the I-1 district; however this point was rendered moot due to the low number of industrial properties in the township and the lack of space that would serve a filling storage.
- The purpose statement of the I-1 district was amended to say "limit off-site impacts and outdoor storage, while providing adequate landscaping and screening for buildings, structures, and off-street parking areas.
- Mr. Corbett pointed out that there are some uses in the permitted uses, such as contractor's yards, that are inherently going to be outdoor storage type uses, in direct contradiction to the purpose statement of the I-1 district.

- There was a discussion on how to limit trailer sizing in the I-1 zoning district. Options discussed included number of axles and length of the trailer itself.
- The decision was made to change the language in the permitted uses in the I-2 district to say “all allowable uses in the I-1 district and” and list additional uses that are solely permitted in the I-2 district.
- The decision was made to strike “signs” from section 12.03 “accessory uses” due to it being covered in other areas of the zoning resolution and requiring a separate permit.
- The decision was made to strike “motor freight depot or trucking terminal” from conditional uses in the I-1 district. It was also decided to strike “wireless telecommunication facilities and/antenna” due to them being exempt from zoning under the Ohio Revised Code.
- The minimum rear yard setback was changed from 15 feet to 25 feet.
- A typo was corrected to refer to the Miami County Sanitary Engineer standards as section 2.10, rather than section 2.09

3: Old Business

10/2 meeting minutes passed unanimously

4: Other

Communications and Reports

Comments

Adjournment at 7:36PM