



RESOLUTION #25-09-078

A RESOLUTION APPROVING CASE ZA-04-25:

A REQUEST A REQUEST FROM DAVID BAUMGARDNER, 7114 US 40, TIPP CITY, OH 45371, TO RE-ZONE MIAMI COUNTY PARCEL ID# A01-052250 FROM I-1 LIGHT INDUSTRIAL TO B-2 OFFICE/RESIDENTIAL DISTRICT

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 23rd day of September, 2025 with the following Trustees being present: Kama Dick, Julie Reese, and Beth vanHaaren.

Trustee vanHaaren moved for the adoption of the following resolution:

**WHEREAS**, a request has been made by David Baumgardner, 7114 US 40, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-052250 from I-1 Light Industrial to B-2 Office/Residential District; **AND**

**WHEREAS**, the owner is proposing to re-zone for the purpose of utilizing the parcel to offer landscape design/build services with a residence; **AND**

**WHEREAS**, the Miami County Planning Commission unanimously recommended approval of the proposed rezoning; **AND**

**WHEREAS**, the Bethel Township Zoning Commission recommended approval of the proposed rezoning. **THEREFORE**

**BE IT RESOLVED**, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case ZA-04-25, a request from David Baumgardner, 7114 US 40, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-052250 from I-1 Light Industrial to B-2 Office/Residential District be approved.

Trustee Dick seconded the motion and the Board voted as follows upon roll call:

Vote: Trustee Kama Dick  
Trustee Julie Reese  
Trustee Beth vanHaaren

YES  
YES  
YES

Kama Dick  
Julie Reese  
Beth vanHaaren

Attest:

Rhonda Ross

Rhonda Ross, Fiscal Officer  
Bethel Township, Miami County, Ohio

Resolution Amendment during discussion:

Be it further resolved, approval of re-zoning from I-1 to B-2 is contingent upon

1. A conditional use is not required per Bethel Township Zoning Section 7.03; or
2. A conditional use is required and the Board of Zoning Appeals (BZA) approves the conditional use; or
3. The petitioner decides within 30 days to remain I-1.