



**BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS**  
**AGENDA**

**THURSDAY, AUGUST 26, 2021 – 6:30 P.M.**

**TOWNSHIP MEETING ROOM, 8735 S. SECOND STREET, BRANDT, TIPP CITY, OHIO**

**1: Board and Township Staff Introductions**

Board members: Debbie Fisher, Jeff Butt, Steve Owens, Darrin Anderson, Randy Perkins

Staff Member: Mike Arnold, Planning and Zoning

**CASES**

**Case V-14-21:** A request from Jason McCoy PO BOX 147 of Tipp City, Oh 45371. Property located at 4150 Gibson Dr, Tipp City, Oh 45371 requesting a variance for road frontage (125'/200') and total acreage (.72 of required 2 acres). All lots must meet or exceed Township and County Standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID #A01-085385.

**Case V-16-21/CU-04-21:** A request from Joe Roller 2288 Grange Hall RD Beaver creek, Oh 45431. Properties located at 4180,4200, and 4230 Gibson Dr. Tipp City, Oh 45371 requesting a variance for each parcel for road frontage and total acreage. The properties are identified as Miami County Parcel ID's #A01-085386 (4180) #A01-085387 (4200) #A01-085388 (4230). Requesting conditional use for the above listed parcels along with Parcel A01-008350. Conditional use of "MOTOR FREIGHT DEPOT OR TRUCKING TRANSFER TERMINAL"

**Case V-17-21:** A request from Gregory Drown 6116 E SR 571 Tipp City, OH 45371. Requesting a Variance for road frontage. Current road frontage 122'. *Section 5.05 Lot Development Standards of the Bethel Township Zoning Resolution* states a minimum of 175' (contiguous) minimum required for road frontage. Miami County Parcel ID #A01-085165

**2: New Business**

**3: Old Business**

Approve May, June, and July Minutes

**4: Other**

Communications and Reports

Board of Zoning Appeals Comments

Adjournment