



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

**THURSDAY, JULY 22, 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 CU-3-21:** A request from Elias and Carly Schlecty 7085 SR 202 Tipp City, Oh 45371. Requesting a “Home Occupation” conditional use permit for a landscaping business. Current zoning A-2. The property is 5 acres and identified as Miami County Parcel ID #A01-077100.

**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 was approved by the Bethel Township Trustees contingent on following conditions :**

Road frontage of 125’ (Bethel Township Zoning Resolution Section 12.05 Lot Development Standards states 200’ minimum) and also a variance on lot size (current .72 acres required 2 acre minimum, (same Zoning Section as previous variance). This zoning is not out of character for this area. Case will be seen this month by the BZA.

**Case V-15-21:** A request from Bethel Local Schools at 7490 SR 201 Tipp City, Oh 45371. Requesting a parking variance for a reduction in drive and parking lot aisle width from 25’ to 24’. Also requesting variance for parking spaces, a reduction from 10’ to 9’. The property is zoned A-2, 125.1 acres and identified as Miami County Parcel ID #A01-250034.

**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”**

**2: New Business**

**3: Old Business**

Approve May and June Minutes

#### **4: Other**

Communications and Reports

Board of Zoning Appeals Comments

Adjournment