



BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION AGENDA

THURSDAY, AUGUST 28TH, 2025 – 7:30 P.M.

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

1: Board and Township Staff Introductions

Board members: Ron Corbett, Lorna Furderer, Jerry Hirt, Michelle Swank, Josh Wilkerson-Bienick

Alternates: Jess Underwood, Janice Royse

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of Commission procedures for audience members

CASES

Case: ZA-04-25: A request from Hemi Properties LTD, 7114 US 40, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-052250 to B-2 Office/Residential District. This is a 1.979 acre parcel currently zoned I-1 Light Industrial.

Case: ZA-05-25: A request from George Hardy, 9415 S. Mann Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-013500 to R-1AAA. This is a 1.439 acre parcel currently zoned R-3.

3: Old Business

June Meeting Minutes

4: Other

Communications and Reports

Zoning Commission Comments

Adjournment

ZC Case ZA-04-25

Case: ZA-04-25: A request from Hemi Properties LTD, 7114 US 40, New Carlisle, OH 45344, to re-zone Miami County Parcel ID# A01-052250 to B-2 Office/Residential District. This is a 1.979 acre parcel currently zoned I-1 Light Industrial.

GENERAL INFORMATION:

Applicant/Property Owner:	Hemi Properties LTD		
Property Address:	7114 US 40, New Carlisle, OH 45344		
Current Zoning:	I-1 Light Industrial		
Location:	4 th parcel to the east of State Route 201 on the south side of US 40		
Existing Land Use:	Residential/Business		
Bethel Land Use Plan:	Commercial		
Surrounding Land Use	North	A-1-Domestic Agriculture	
	South	A-2-General Agriculture	
	East	A-2-General Agriculture	
	West	A-2-General Agriculture/R-1AAA Single-Family Residential	
Road Frontage:	149'		

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Application*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	Unanimous recommendation for approval

Bethel Township Zoning Map – Exhibit A

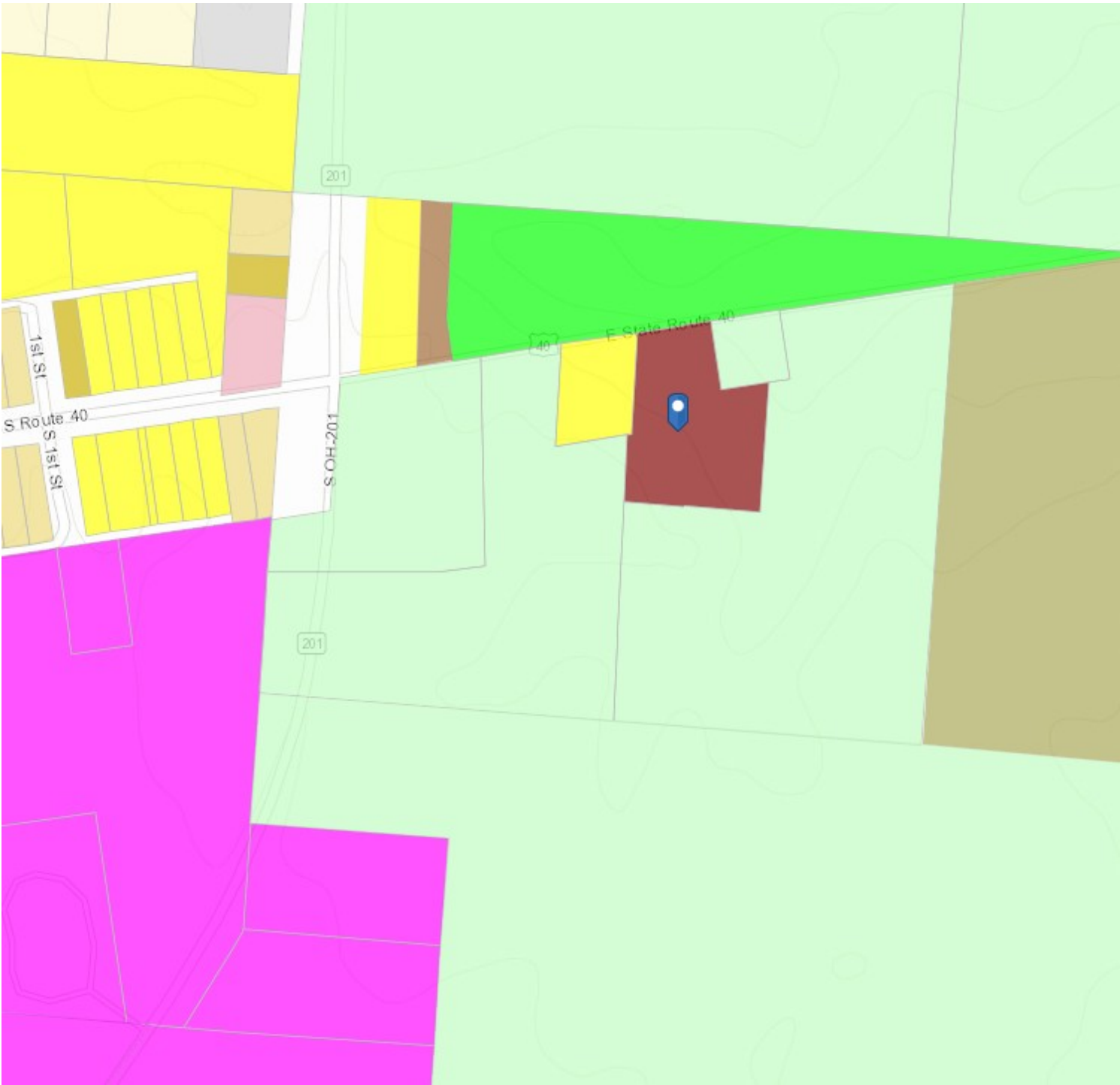


Exhibit B – GIS Aerial Vicinity Map



Exhibit C– Street View





BETHEL TOWNSHIP TRUSTEES
BETHEL TOWNSHIP ZONING DEPARTMENT
 8735 SOUTH SECOND STREET – BRANDT, TIPP CITY, OHIO 45371
 PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR ZONING AMENDMENT

App. No.: ZA-04-25

SECTION I: PROPERTY INFORMATION

Property Location: <u>7114 E. STATE RT 40</u>	Acreage: <u>1.97</u>
Section: _____ Town: _____ Range: _____	Parcel: <u>A01-052250</u>
Subdivision Name and Lot No.: _____	Zoning District: <u>I1</u>

SECTION II: APPLICANT INFORMATION

Applicant Name: <u>David Baumgardner</u>	Phone: <u>937-684-3190</u>
Address: <u>7114 E. STATE RT. 40</u> City, State: <u>New Castle, OH.</u>	Zip Code: <u>45344</u>
Property Owner: <u>David Baumgardner</u> / <u>David Baumgardner</u>	Phone: <u>937-684-3190</u>
Address: <u>7114 EAST STATE RT. 40</u> City, State: _____	Zip Code: _____

SECTION III: AREA TO BE AMENDED

Current Zoning: <u>I-1</u>
Current Use: <u>BUSINESS</u>
Proposed Zoning: <u>B-2</u>
Proposed Use: <u>LANDSCAPE DESIGN/BUILD SERVICES W/ RESIDENCE</u>
Description of Proposed Area To Be Rezoned:
<u>7114 E STATE RT. 40</u>

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE? Y N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? Y N
 SANITATION TO BE APPROVED BY:

- ☐ MIAMI COUNTY HEALTH DEPARTMENT
 ☐ OHIO E.P.A. (Pending)
 ☐ WAIVER

Note: The Zoning Inspector may require other information such as maps, plot plans, etc. in order to process this application.

The Applicant hereby certifies under penalty of perjury that he/she has read the information contained in the foregoing application and that it is true. Applicant further understands that he/she must comply with all requirements of the Bethel Township Zoning Resolution and all applicable statutes and resolutions of the State Of Ohio and Bethel Township.

Builder/Applicant _____ Date _____
 Only One Signature Required

Owner [Signature] Date 7/10/25

ZC Case ZA-05-25

Case: ZA-05-25: A request from George Hardy, 9415 S. Mann Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-013500 to R-1AAA. This is a 1.439 acre parcel currently zoned R-3.

GENERAL INFORMATION:

Applicant/Property Owner:	George Hardy		
Property Address:	9415 S. Mann Rd Tipp City, OH 45371		
Current Zoning:	R-3 Multi-Family Dwelling		
Location:	2 nd parcel north of Singer Rd on east side of Mann Rd		
Existing Land Use:	Vacant		
Bethel Land Use Plan:	Traditional Neighborhood		
Surrounding Land Use	North	R-1AAA Residence District	
	South	R-3 Multi-Family Dwelling	
	East	I-1 Light Industrial	
	West	B-2 Office/Residential District/R-1AAA Residential District/R-1C One-Family Residential District	
	Road Frontage:	176'	

Exhibits:

- A – Bethel Township Zoning Map*
- B – GIS Aerial Vicinity Map*
- C – Street View*
- D- Site Plan*
- E- Survey*
- F- Testimony*
- G-Application*

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	Unanimous recommendation for approval

Bethel Township Zoning Map – Exhibit A

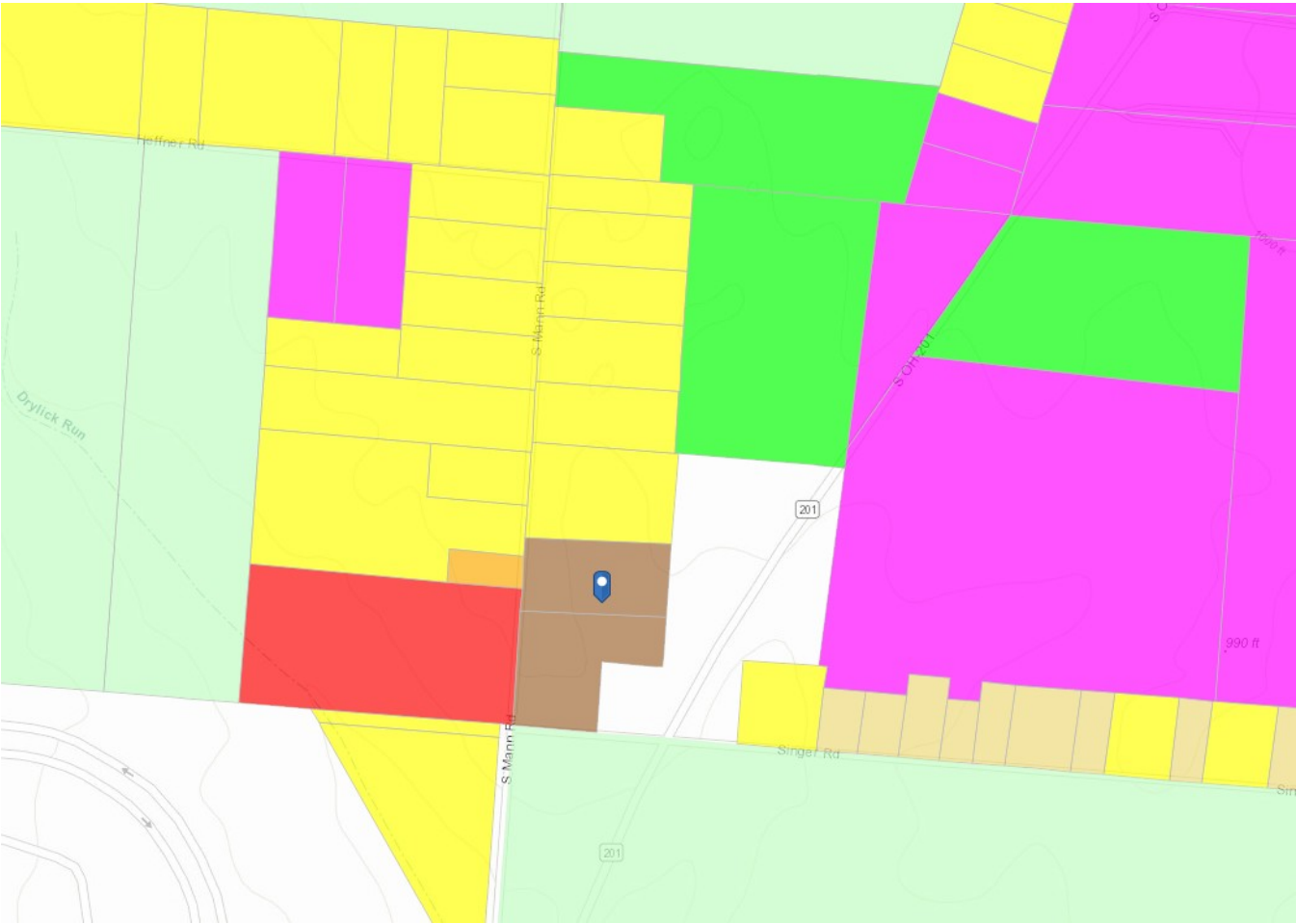


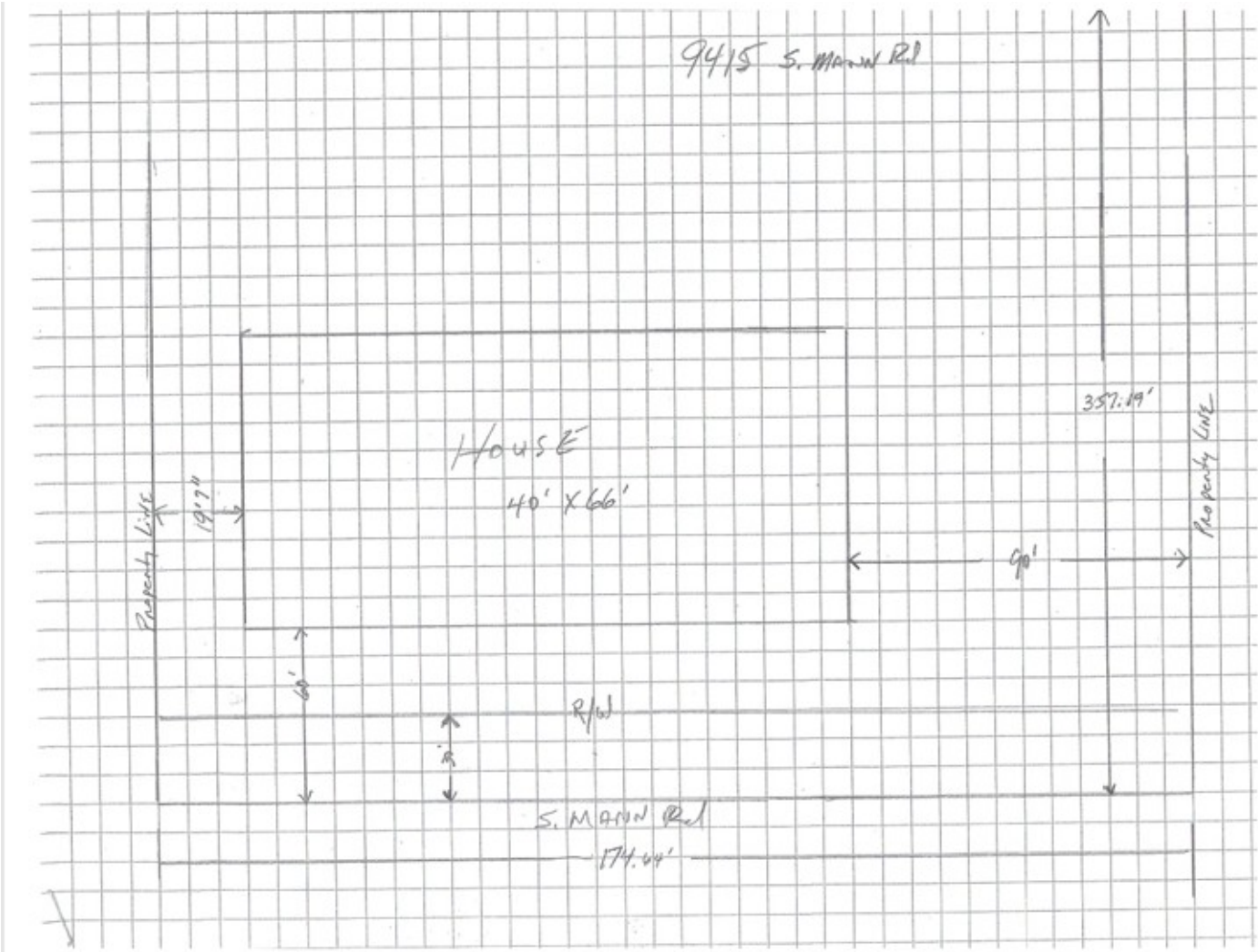
Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View



Exhibit D – Site Plan



CLIENT: Timothy W. & Jane E. Risner

STREET ADDRESS: 9415 S. Mann Road
CITY OR VILLAGE:
TOWNSHIP: Bethel
COUNTY: Miami
STATE: Ohio
CITY LOT NUMBER:
PLAT NAME:
PLAT LOT NUMBER: Sec 13, T2, R9
PLAT BOOK:
PAGE:

Survey made for and at the instance of
Monroe Federal and
Title Insurance Co. of Minnesota

We certify that this survey shows the improvement or improvements as located on the premises described; that the improvement or improvements are entirely within lot lines and that there are no encroachments upon the premises described, by the improvement or improvements of adjoining premises.

By W. J. K. 2
Registered Surveyor

Mortgage Location Survey prepared in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code.



Drive Not Built



SHAW, WEISS & DE NAPLES

PROFESSIONAL CORPORATION
Consulting Engineers
DAYTON, OHIO/CINCINNATI/VIRGINIA BEACH/KANSAS CITY

SCALE 1" = 60'	DRAWN D.H.L.	CHECKED
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DATE 6-14-91 JOB NO. 91-1395

George Hardy
6575 E. Walnut Street
Tipp City, Ohio 45371

August 13, 2025

9415 S. Mann Road Zoning Variance

I purchased this property for the purpose of constructing a new home for my youngest daughter and her husband.

My wife and I live in Brandt, at west end of Walnut Street (that I built in 2014). I have been building and remodeling homes for the last 25 years in Miami and Clark County.

I need the following Variances:

Front Yard Set Back: We will be building a new house on existing foot print of old house. House is 40 feet deep and 66 feet long, with a 5 foot front porch. I am requesting a 30 foot set back from R/W instead of required 50 feet. This property is on septic and the current septic is in back yard. In addition to that there needs to be an area set aside for new leach field in the event current leach field fails (Ohio Rules for septic systems).

Notes: Property to south (9445) from R/W is 33 feet, Property to north (9367) fro R/W is 37 feet (same side of S. Mann Road. Properties across street (9410 and 9420) from R/W is 46 feet.

There is also a garage facing a dirt road at 9333 S. Mann Road

that is less than 50 feet, but maybe that is considered a side yard.

Side Yard Setback: Edge of footer is 19,7 feet (according to attached survey). I asking that you approve a variance of .3 foot .

Road Frontage: I only have 176.69 feet of road frontage property, I have houses on both side of my property. Keep in mind there was a house there, that I took down (that was beyond repair).

Minimum lot size for septic: Lot size is 1.439 acres with an existing septic system. There is no way to add land, due to homes surrounding property .

Notes: On S. Mann Road there are 21 homes, that are less than 2.12 acres in size. That would equal, average lot size of 1.14 acres per home.

Notes: House to north (9367) lot size 1.86 acres, House to south (9445) lot size is 1.76 acres.

I am asking you to approve these variances , so I can take what was an eyesore and build a new home on this property. This property is not a build and sell. My daughter and son in law will be living there, in their for ever home.



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 PHONE: 937.845.8472 FAX: 937.845.7316

APPLICATION FOR ZONING AMENDMENT

App. No.: ZA-05-25

SECTION I: PROPERTY INFORMATION

Property Location:	9415 S. Mann Rd, Tipp City, Ohio		Acreage:	1.439
Section:	Town:	Range:	Parcel:	A01-013500
Subdivision Name and Lot No.:			Zoning District:	R-3

SECTION II: APPLICANT INFORMATION

Applicant Name:	George HARDY	Phone:	937-675-7099
Address:	6575 E. Walnut St.	City, State:	Tipp City, Ohio
Property Owner:	George Hardy	Zip Code:	45371
Address:		Phone:	
	City, State:	Zip Code:	

SECTION III: AREA TO BE AMENDED

Current Zoning:	R-3
Current Use:	VACANT
Proposed Zoning:	R-1AAA
Proposed Use:	Single Family Residential
Description of Proposed Area To Be Rezoned:	

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE? Y N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? Y N

SANITATION TO BE APPROVED BY:

☐ MIAMI COUNTY☐ OHIO E.P.A. (Pending)☐ WAIVER

HEALTH DEPARTMENT

Note: The Zoning Inspector may require other information such as maps, plot plans, etc. in order to process this application.

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Builder/Applicant

Date

Owner

Date

1/24/25