



BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION AGENDA

THURSDAY, MARCH 27TH, 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

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of Commission procedures for audience members

Election of Chair & Vice-Chair for 2025

CASES

Case: ZA-01-25: A request from Khamid Mamad, 8415 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-040330 to B-3. This is a 3 acre parcel currently zoned R-1AAA.

3: Old Business

October Meeting Minutes

4: Other

Communications and Reports

Zoning Commission Comments

Adjournment

ZC Case ZA-01-25

Case: ZA-01-25: A request from Khamid Mamad, 8415 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-040330 to B-3. This is a 3 acre parcel currently zoned R-1AAA.

GENERAL INFORMATION:

Applicant/Property Owner: Khamid Mamad

Property Address: 8415 State Route 202, Tipp City, OH 45371

Current Zoning: R-1AAA Residence District

Location: 10th parcel south of Ross Rd on east side of State Route 202

Existing Land Use: Residential

Bethel Land Use Plan: Rural

Surrounding Land Use

North	A-2 General Agriculture District
South	A-2 General Agriculture District
East	A-2 General Agriculture District
West	A-1 Domestic Agriculture District

Road Frontage: 246'

Exhibits:

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

SPECIAL INFORMATION:

Fire Department Information/Review: N/A

Miami County Health District: Property is on well and septic

County Planning Department: Recommended for denial

Bethel Township Zoning Commission: N/A

Bethel Township Zoning Map – Exhibit A

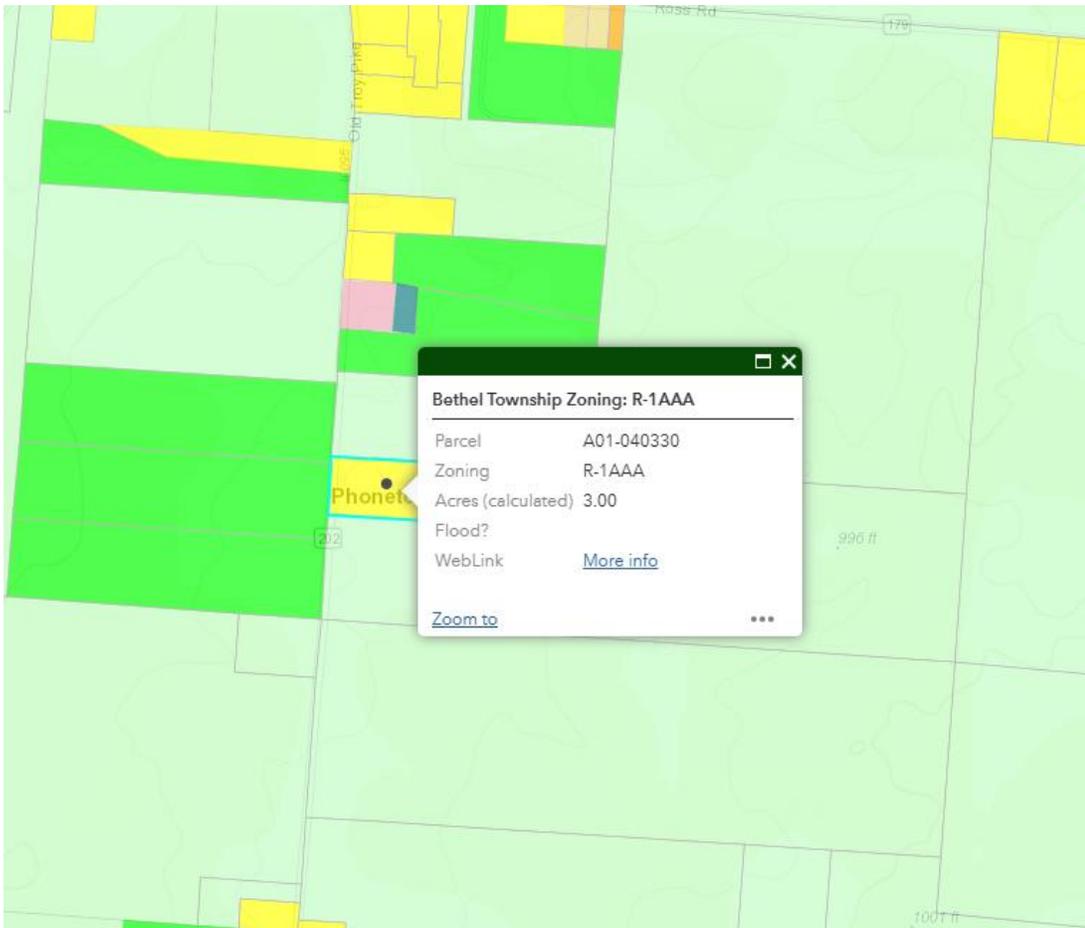


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Site Plan



Exhibit D – Street View

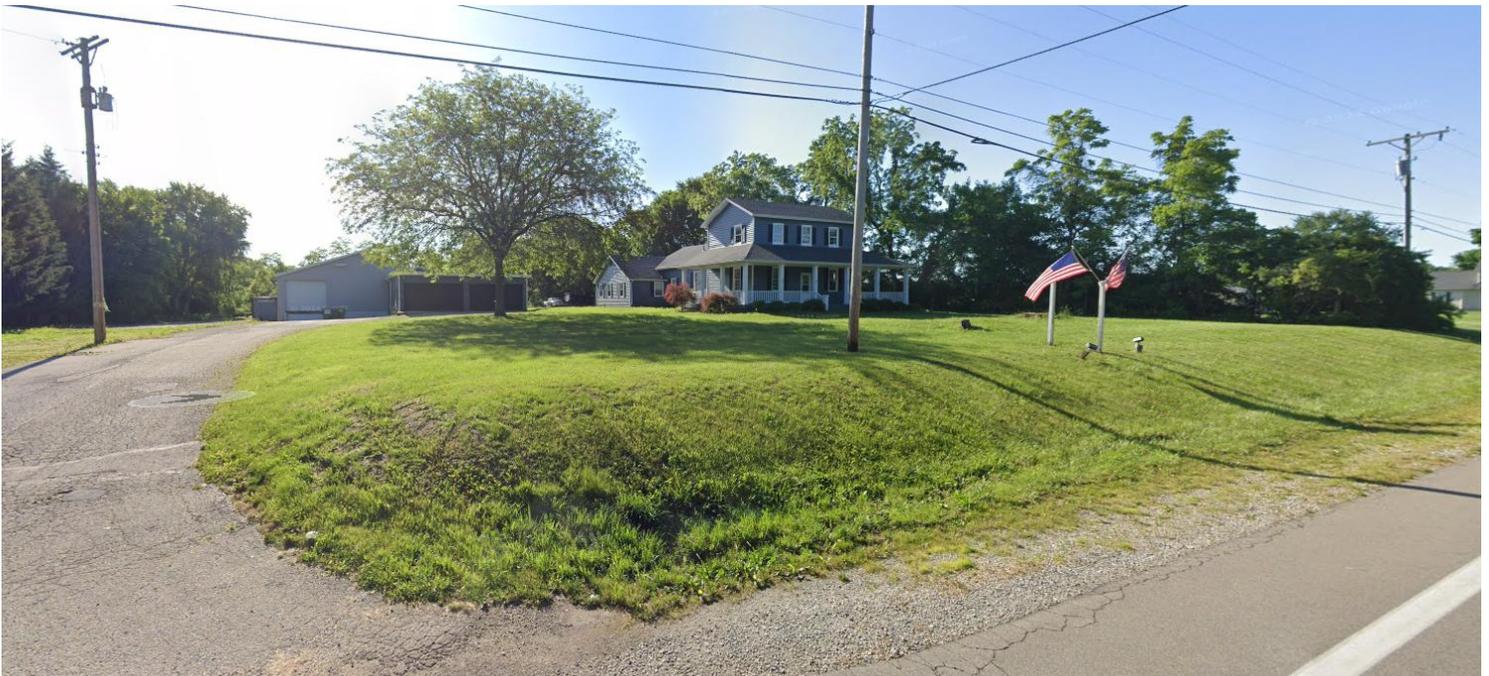


Exhibit E – Application



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-01-25

SECTION I: PROPERTY INFORMATION

Property Location: 8415 S State Road 202 Tipp City, OH 45371		Acreage: 3.0
Section:	Town:	Range:
Subdivision Name and Lot No.:		Parcel: A01-048330
		Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Sameed Mamad		Phone: 503-853-0530
Address: 8415 S State Road 202	City, State: Tipp City, OH	Zip Code: 45371
Property Owner: Khamid Mamad		Phone:
Address: 8415 S SR 202	City, State: Tipp City	Zip Code: 45371

SECTION III: AREA TO BE AMENDED

Current Zoning: R-1AAA
Current Use:
Proposed Zoning: B-3
Proposed Use: PERSONAL SERVICES
Description of Proposed Area To Be Rezoned:
CrossFit Gym

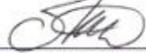
SECTION IV: WATER AND SANITATION INFORMATION

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.

 02-13-25
  02-13-2025
 Builder/Applicant Date Owner Date
 Only One Signature Required

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY:		DATE OF APPLICATION:
MIAMI CO. PLANNING COMM.	APPROVED DENIED MODIFIED	COMMENT:
BETHEL TWP. ZONING COMM.	PUBLIC HEARING:	PUBLIC NOTICE:
CHMN:	APPROVED DENIED MODIFIED	COMMENT:
BOARD OF TRUSTEES	PUBLIC HEARING:	PUBLIC NOTICE:
CLERK:	APPROVED DENIED MODIFIED	COMMENT:

Exhibit F – Community Input

MARCH 18, 2025

Bethel Township board of zoning appeals & zoning commission

Subject: Notice of public hearing, March 27th 2025 Case: CU-01-25 (Khamid Mamad).

Board of Zoning commission.

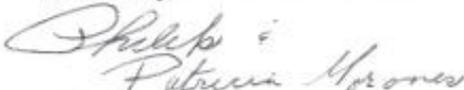
My wife, Patricia Morones and I, Philip Morones, have been residents of Golden Acres, 8365 St. route 202, since 1992. We bought our 12 acres when it was basically nothing but weeds. We labored for years to clear the land and today we continue to work to maintain a standard that is attractive to us and to the community. As a result, we have a concern over the potential approval of the rezoning of subject property to B3.

Our concerns are as follows.

1. If the intent of rezoning is to operate a business, the hours of operations should not be later than 5pm in the evening. This precludes undesired activities during family hours.
2. There should be no heavy trucks, or noisy vehicles after the intended business hours.
3. In respect to our privacy, we desire that a privacy fence be installed prior to the start of the intended business to block the site of vehicles, and business traffic.

In summary, if there are any questions about our concerns, please note that our interest is to maintain our property and live a private and quiet lifestyle.

Cordially,


Philip and Patricia Morones

8365 State Rt. 202 (tel. 937- 877- 0982)

Exhibit G – Parking



