



**BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION AGENDA**

**THURSDAY, JUNE 26<sup>TH</sup>, 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-03-25:** : A request from Donna Taylor, 6384 E Heffner Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-015801 to R-1AAA. This is a 1.5 acre parcel currently zoned I-1.

**3: Old Business**

March Meeting Minutes

**4: Other**

Communications and Reports

Zoning Commission Comments

Adjournment

# ZC Case ZA-03-25

---

**Case: ZA-01-25:** : A request from Donna Taylor, 6384 E Heffner Rd, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-015801 to R-1AAA. This is a 1.5 acre parcel currently zoned I-1.

**GENERAL INFORMATION:**

Applicant/Property Owner:	Donna Taylor		
Property Address:	6384 E Heffner Rd Tipp City, OH 45371		
Current Zoning:	I-1 Light Industrial		
Location:	Third parcel to the west on the south side of Heffner Rd		
Existing Land Use:	Residential		
Bethel Land Use Plan:	Traditional Neighborhood		
Surrounding Land Use	North	R-1AAA-Single Family Residential	
	South	R-1AAA-Single Family Residential	
	East	I-1 Light Industrial	
	West	A-2 General Agriculture	
Road Frontage:	163'		

*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: Sanitary Engineering	Property has access to water, but is on septic per Miami County
County Planning Department:	Unanimous recommendation for approval

Bethel Township Zoning Map – Exhibit A

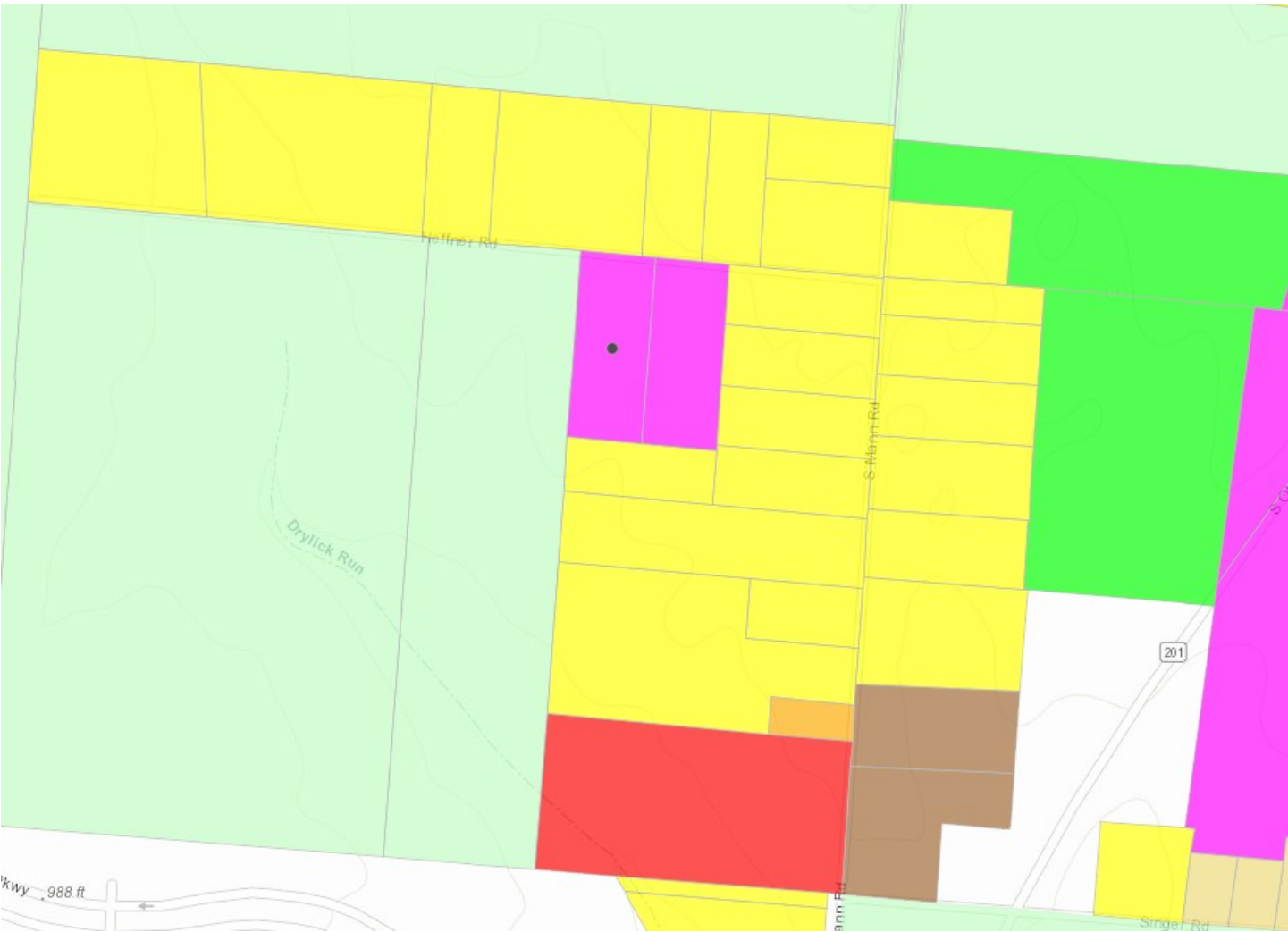


Exhibit B – GIS Aerial Vicinity Map





**Exhibit C– 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-03- 25

### SECTION I: PROPERTY INFORMATION

Property Location: 6384 Heffner Rd		Acreage: 1.5
Section:	Town:	Range:
Subdivision Name and Lot No.:		Parcel: A01-015801
		Zoning District:

### SECTION II: APPLICANT INFORMATION

Applicant Name: Donna J Taylor		Phone: 386 416 8819
Address: 6384 Heffner Rd	City, State: Tipp City OH	Zip Code: 45371
Property Owner: Same		Phone:
Address:	City, State:	Zip Code:

### SECTION III: AREA TO BE AMENDED

Current Zoning: Light Industrial
Current Use: Residential
Proposed Zoning: Residential R-1AAA
Proposed Use: Residential
Description of Proposed Area To Be Rezoned:
6384 Heffner Rd

### 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	Owner	Date
Only One Signature Required		Donna J Taylor	5-19-25

### SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY: Cody Smith	DATE OF APPLICATION: 5-19-25
MIAMI CO. PLANNING COMM.	APPROVED DENIED MODIFIED
BETHEL TWP. ZONING COMM.	COMMENT: 6/17
CHMN:	PUBLIC HEARING: 6/26
BOARD OF TRUSTEES	PUBLIC NOTICE:
	COMMENT:
	PUBLIC NOTICE: