



**Bethel Township Board of Trustees**

**April 22, 2025**

**Special Business Meeting 6:00 P.M. Agenda**

- I. **CALL TO ORDER** Time: \_\_\_\_\_ Presiding: \_\_\_\_\_  
Roll call: Administrator Smith: \_\_\_\_\_ Fire Chief Cahill: \_\_\_\_\_ Fiscal Officer Ross: \_\_\_\_\_  
Trustee vanHaaren: \_\_\_\_\_ Trustee Reese: \_\_\_\_\_ Trustee Dick: \_\_\_\_\_

II. **PLEDGE OF ALLEGIANCE**

III. **PUBLIC HEARING**

A Public Hearing scheduled for April 22, 2025 by the Bethel Township Trustees, Miami County for 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.

- A. Comments by the applicant
- B. Comments by public
- C. Closure of public comments
- D. Questions for the applicant by the Trustees
- E. Discussion by the Trustees
- F. Closure of the public hearing

IV. **ACTION ITEMS**

- A. **RESOLUTION #25-04-040:** A RESOLUTION APPROVING 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 FROM R-1AAA TO B-3

Motioned by Trustee \_\_\_\_\_ seconded by Trustee \_\_\_\_\_  
Vote: Trustee Dick \_\_\_\_\_ Trustee vanHaaren \_\_\_\_\_ Trustee Reese \_\_\_\_\_

- VII. **ADJOURNMENT** motioned by Trustee \_\_\_\_\_ seconded by Trustee \_\_\_\_\_  
Vote: Trustee Dick: \_\_\_\_\_ Trustee vanHaaren: \_\_\_\_\_ Trustee Reese: \_\_\_\_\_  
Time: \_\_\_\_\_

# Zoning Case ZA-01-25

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**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:	10 <sup>th</sup> 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'	

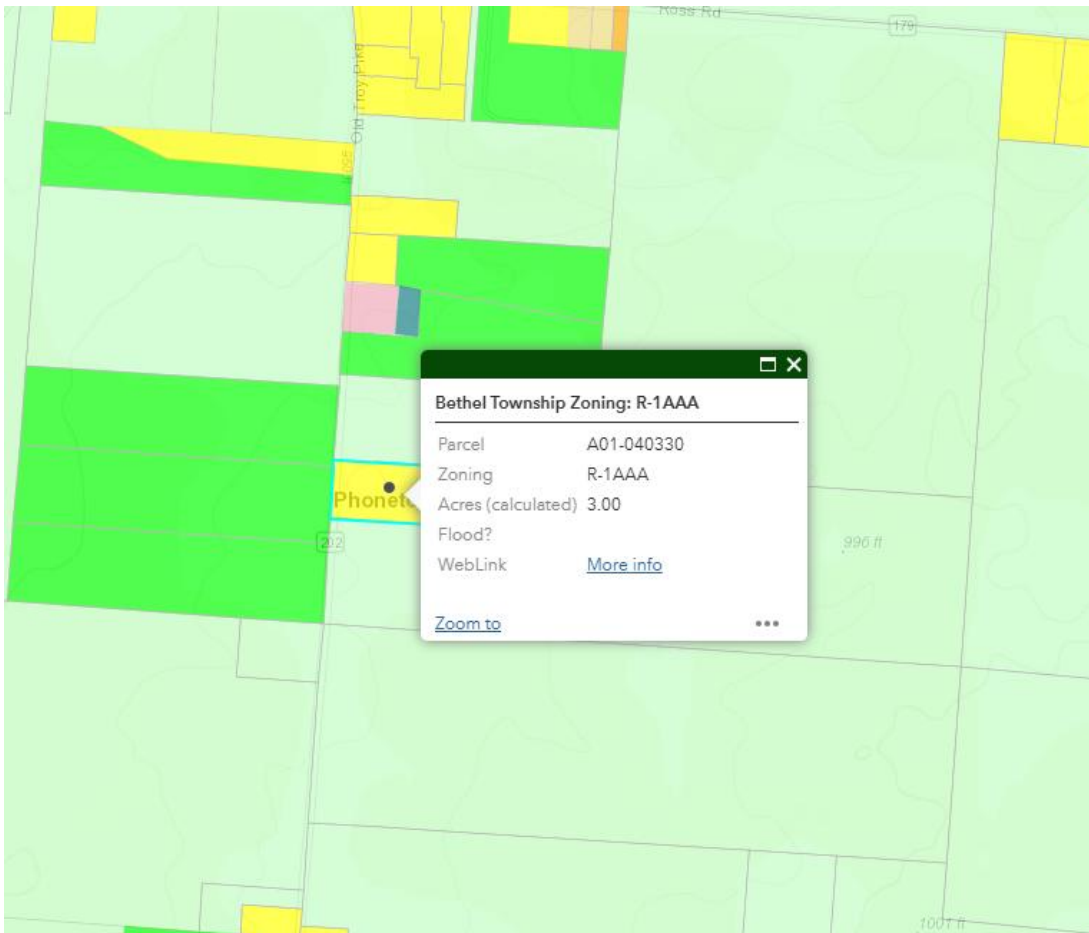
*Exhibits:*

- 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:**

<b>Fire Department Information/Review:</b>	N/A
<b>Miami County Health District:</b>	Property is on well and septic
<b>County Planning Department:</b>	Recommended for denial
<b>Bethel Township Zoning Commission:</b>	Recommended for denial

## Exhibit A – Bethel Township Zoning Map

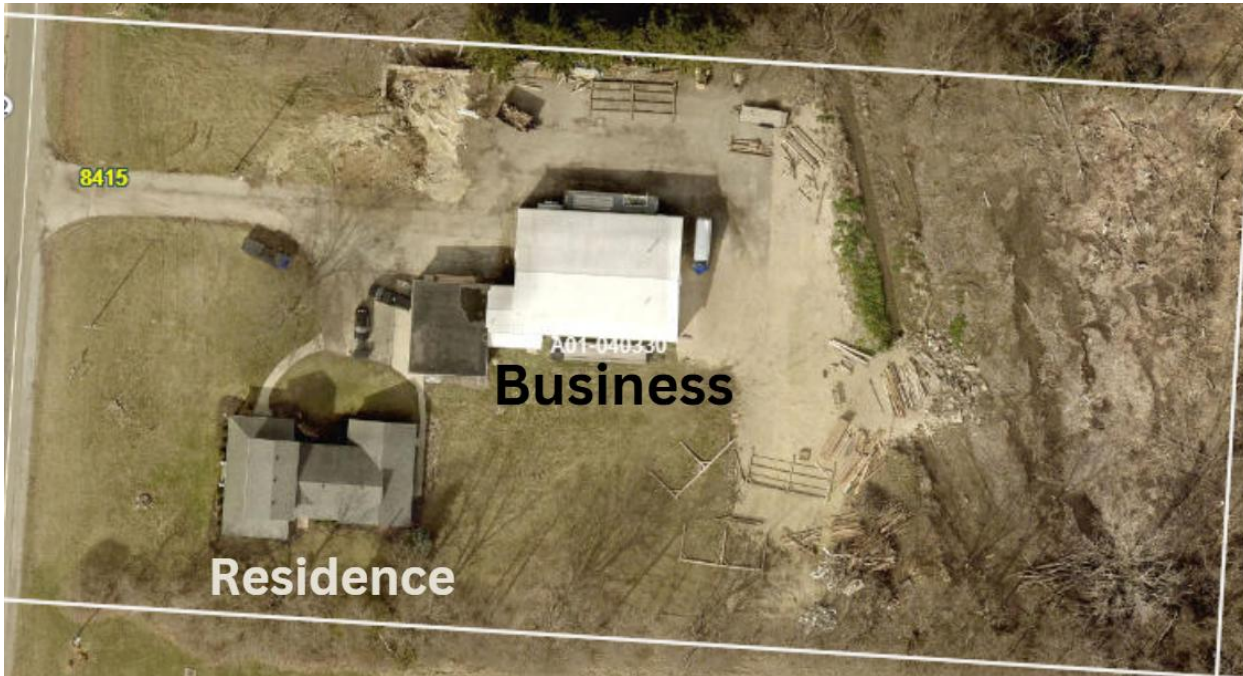


**Exhibit B – GIS Aerial Vicinity Map**

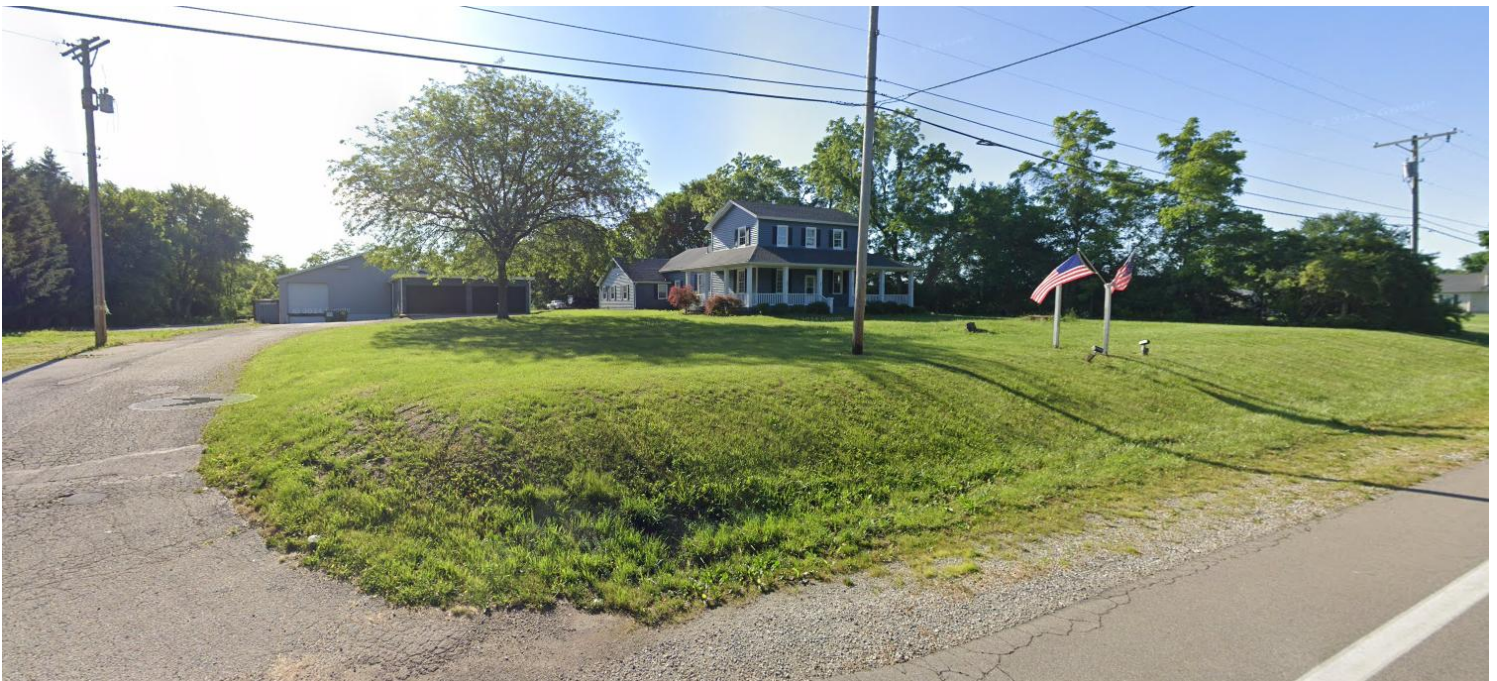




**Exhibit C – Site Plan**



**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: <u>8415 S State Road 202 Tipp City, OH 45371</u>	Acreage: <u>3.0</u>
Section: _____ Town: _____ Range: _____	Parcel: <u>A01-040330</u>
Subdivision Name and Lot No.: _____	Zoning District: _____

#### SECTION II: APPLICANT INFORMATION

Applicant Name: <u>Samed Mamad</u>	Phone: <u>503-853-0530</u>
Address: <u>8415 S State Road 202</u> City, State: <u>Tipp City, OH</u>	Zip Code: <u>45371</u>
Property Owner: <u>Khamid Mamad</u>	Phone: _____
Address: <u>8415 S SR 202</u> City, State: <u>Tipp City</u>	Zip Code: <u>45371</u>

#### SECTION III: AREA TO BE AMENDED

Current Zoning: <u>R-1444</u>
Current Use: _____
Proposed Zoning: <u>B-3</u>
Proposed Use: <u>PERSONAL SERVICES</u>
Description of Proposed Area To Be Rezoned:
<u>CrossFit Gym</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.

 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:



MARCH 18, 2025

Bethel Township board of zoning appeals & zoning commission

Subject: Notice of public hearing, March 27<sup>th</sup> 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**









**RESOLUTION #25-04-040**

**A RESOLUTION APPROVING 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 FROM R-1AAA TO B-3**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on April 22nd, 2025 with the following Trustees being present: Kama Dick, Julie Reese, and Beth van Haaren.

Trustee \_\_\_\_\_ **moved for the adoption** of the following resolution:

**WHEREAS**, a request has been made by Khamid Mamad, 8415 State Route 202, Tipp City, OH, 45371, to rezone Miami County parcel ID# A01-040330, a 3 acre parcel, from R-1AAA to B-3; **AND**

**WHEREAS**, the owner is proposing family members occupy the house and a personal services business in the form of a crossfit gym in the existing accessory building; **AND**

**WHEREAS**, the Bethel Township Board of Zoning Appeals approved conditional use CU-01-25 for a single family dwelling on the parcel, contingent upon the parcel being rezoned to B-3; **AND**

**WHEREAS**, the Miami County Planning Commission unanimously recommended denial of the proposed rezoning; **AND**

**WHEREAS**, the Bethel Township Zoning Commission unanimously recommended denial of the proposed rezoning. **THEREFORE**

**BE IT RESOLVED**, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case ZA-01-25, a request from Khamid Mamad, 8415 State Route 202, Tipp City, OH, 45371, to rezone Miami County parcel ID# A01-040330 from R-1AAA to B-3 be approved.

Trustee \_\_\_\_\_ **seconded** the motion and the Board voted as follows upon roll call:

<b>Vote:</b>	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Beth vanHaaren	_____	_____

**Attest:** \_\_\_\_\_  
Rhonda Ross, Fiscal Officer  
Bethel Township, Miami County, Ohio