



**Bethel Township Board of Trustees
October 22, 2025 at 6:00 P.M.**

Public Hearing & Special Business Meeting Agenda V2

- I. **CALL TO ORDER** Time: _____ Presiding: _____
Roll call: Administrator Smith: _____ Fire Chief Cahill: _____ Fiscal Officer Ross: _____
Trustee vanHaaren: _____ Trustee Reese: _____ Trustee Dick: _____
Assistant to the Fiscal Officer Fortunato: _____
- II. **PLEDGE OF ALLEGIANCE**
- III. **PUBLIC HEARING #1**
A Public Hearing scheduled for October 22, 2025 by the Bethel Township Trustees, Miami County for Case ZA-06-25: a request from Churches of Christ Disaster Response Team, 9315 State Route 202, Tipp City, OH 45371, to re-zone Miami County parcel ID# A01-250094 from B-2 Office/Residential District to I-1 Light Industrial.
A. Comments by the applicant
B. Questions for applicant by the Board
C. Comments by public
D. Closure of public comments
E. Closure of the public hearing
- IV. **PUBLIC HEARING #2**
A Public Hearing scheduled for October 22, 2025 by the Bethel Township Trustees, Miami County for Case ZA-04-25: a request from Fannie Mae at 6780 E Walnut St, to re-zone Miami County parcel ID#s A01-086136 and A01-086137 from B-3 Neighborhood Business District to R-1AAA Residence District.
A. Comments by the applicant
B. Questions for applicant by the Board
C. Comments by public
D. Closure of public comments
E. Closure of the public hearing
- V. **ACTION ITEMS**
A. **RESOLUTION #25-10-090:** A RESOLUTION APPROVING CASE ZA-06-25: A REQUEST FROM CHURCHES OF CHRIST DISASTER RESPONSE TEAM TO RE-ZONE PARCEL ID# A01-250094 FROM B-2 OFFICE/RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL
Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee vanHaaren: _____ Trustee Reese: _____
B. **RESOLUTION #25-10-091:** A RESOLUTION APPROVING CASE ZA-07-25: A REQUEST FROM FANNIE MAE AT 6780 E WALNUT ST, TO RE-ZONE MIAMI COUNTY PARCEL ID#S A01-086136 & A01-086137 FROM B-3 NEIGHBORHOOD BUSINESS DISTRICT TO R-1AAA RESIDENCE DISTRICT
Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee vanHaaren: _____ Trustee Reese: _____

VI. **MOTION TO ENTER INTO EXECUTIVE SESSION**

A. Pursuant to Ohio Revised Code Section 121.22(G)(8) To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, provided that both of the following conditions apply:

(a) The information is directly related to a request for economic development assistance that is to be provided or administered under any provision of Chapter 715., 725., 1724., or 1728. or sections 701.07, 3735.67 to 3735.70, 5709.40 to 5709.43, 5709.61 to 5709.69, 5709.73 to 5709.75, or 5709.77 to 5709.81 of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.

(b) A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

If a public body holds an executive session to consider any of the matters listed in divisions (G)(2) to (8) of this section, the motion and vote to hold that executive session shall state which one or more of the approved matters listed in those divisions are to be considered at the executive session.

Motion to enter executive session which is necessary to consider confidential information related to negotiations with other political subdivisions respecting requests for economic development assistance.

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee vanHaaren: _____ Trustee Reese: _____

Time in Executive Session: _____
Return to regular session time: _____

VII. **ADJOURNMENT** motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee vanHaaren: _____ Trustee Reese: _____
Time: _____

Case ZA-06-25

Case: ZA-06-25: A request from Churches of Christ Disaster Response Team, 9315 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-250094 to I-1 Light Industrial. This is a 2.524 acre parcel currently zoned B-2 Office/Residential District.

GENERAL INFORMATION:

Applicant/Property Owner:	Churches of Christ Disaster Response Team		
Property Address:	9315 State Route 202 Tipp City, OH 45371		
Current Zoning:	B-2 Office/Residential District		
Location:	9 th parcel south of US 40 on the east side of State Route 202		
Existing Land Use:	Residential		
Bethel Land Use Plan:	Rural Settlement		
Surrounding Land Use	North	R-1A & R-1AAA-Single Family Residential	
	South	R-1AAA-Single Family Residential & I-1 Light Industrial	
	East	Not applicable (Huber Heights)	
	West	A-1 Domestic Agriculture	
Road Frontage:	168'		
Exhibits:	A – Bethel Township Zoning Map		
	B – GIS Aerial Vicinity Map		
	C – Street View		
	D – Application		
	E – Drawings (separate document)		

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	Recommended unanimous approval
Bethel Township Zoning Commission:	Recommended approval 4-1
Prior Zoning Cases:	The property was re-zoned from R-1AAA to B-2 in 2021 for the purpose of disaster relief administration & warehousing. The property owner also combined two lots into the lot in question for this rezoning application in March of 2025. A Zoning Certificate application was submitted in April 2025 for a new construction office/warehouse. After review of the application and advice of legal counsel was sought, it was determined that a warehouse is not a principally permitted or conditional use in the B-2 zoning district. A conditional use application, CU-03-25, was applied for, with the intended use of “office buildings for administrative and professional”. This application was denied by the Board of Zoning Appeals as the floor plan of the proposed structure indicates that it is approximately 75% storage/warehousing and 25% office/administrative.

Exhibit B – GIS Aerial Vicinity Map

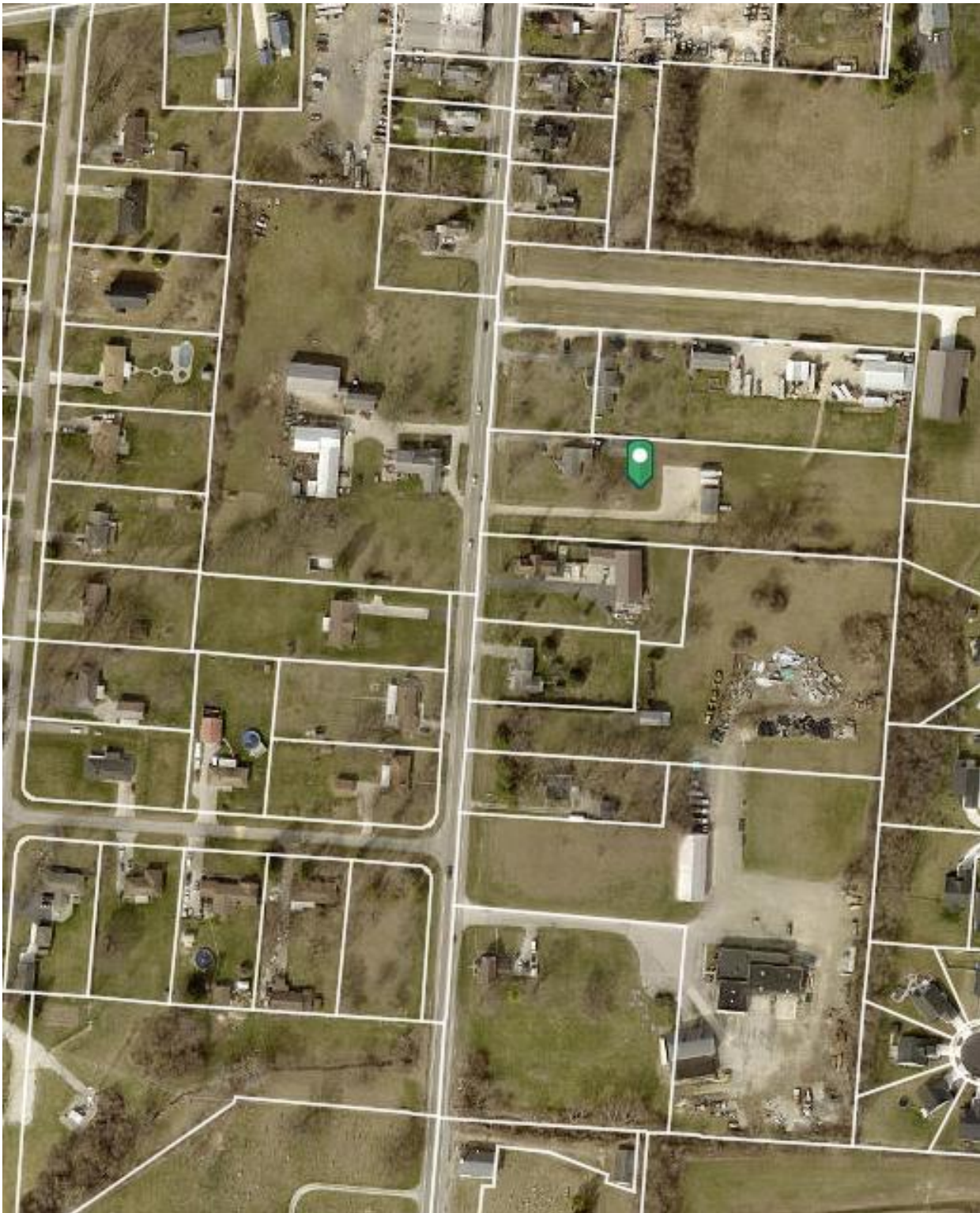


Exhibit C – Street View



Exhibit D – 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-06-25

SECTION I: PROPERTY INFORMATION

Property Location: 9315 S. State Route 202	Acreage: 2.524
Section: 25 Town: 2 Range: 9	Parcel: A01-250096,94
Subdivision Name and Lot No.: 25	Zoning District: B-2

SECTION II: APPLICANT INFORMATION

Applicant Name: Bruns General Contracting	Phone: 937-339-2300
Address: 3050 Tipp-Cowlesville Road City, State: Tipp City, Ohio	Zip Code: 45371
Property Owner: Churches of Christ, Disaster Response Team, Inc.	Phone: 937-308-7593
Address: 9315 S. State Route 202 City, State: Tipp City, Ohio	Zip Code: 45371

SECTION III: AREA TO BE AMENDED

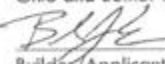
Current Zoning: B-2
Current Use: Storage
Proposed Zoning: I-1
Proposed Use: Both the new structure and existing structure will be used for disaster relief administration and storage.
Description of Proposed Area To Be Rezoned: To consolidate the owner's belongings under one roof which will help clean up the property and assist in their disaster relief efforts.

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.

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.

 8/19/2025
Builder/Applicant Date
Only One Signature Required

Owner Date

SECTION VII: ADMINISTRATIVE ACTION

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

Exhibit E – Drawings (separate document)

Case ZA-07-25

Case: ZA-07-25: Case: ZA-07-25: A request from Fannie Mae, 6780 E Walnut St Tipp City, OH 45371, to re-zone Miami County Parcel IDs# A01-086136 & A01-086137 to R-1AAA Single-Family Residential. These are both .23 acre parcels currently zoned B-3 Neighborhood Business District.

GENERAL INFORMATION:

Applicant/Property Owner: Federal National Mortgage Association

Property Address: 6780 E. Walnut St, Tipp City, OH 45371

Current Zoning: B-3 Neighborhood Business District

Location: SW corner of Walnut St and Mann Rd

Existing Land Use: Vacant

Bethel Land Use Plan: Traditional Neighborhood

Surrounding Land Use	North	R-1AAA Residence District
	South	R-1AAA Residence District
	East	R-1AA Residence District
	West	R-1A Residence District

Road Frontage: 295’ with both parcels

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 Commission:	Recommended unanimous approval 5-0
Prior Zoning Cases:	N/A

Exhibit A – Bethel Township Zoning Map



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-07-25

SECTION I: PROPERTY INFORMATION

Property Location:	6780 E Walnut Street Bethel Twp OH 45371	Acreage:	.460
Section:	Town:	Range:	Parcel: 086136 & 086137
Subdivision Name and Lot No.:			Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name:	Kurt Polter for Fannie Mae	Phone:	513-841-7001
Address:	5254 Ridge Ave	City, State:	Cincinnati OH
Property Owner:	Federal National Mortgage Association	Zip Code:	45213
Address:	5600 Granite Pkwy BLDF VII	City, State:	Plano TX
		Phone:	513-841-7001
		Zip Code:	75024

SECTION III: AREA TO BE AMENDED

Current Zoning:	B-3
Current Use:	Single Family Residence
Proposed Zoning:	R-1AAA
Proposed Use:	Single Family Residence
Description of Proposed Area To Be Rezoned: Both parcels zoning amended to Residential use	

SECTION IV: WATER AND SANITATION INFORMATION

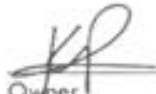
PUBLIC WATER AVAILABLE? ☒ Y ☐ N PUBLIC SEWER AVAILABLE? ☒ Y ☐ N HYDRANTS WITHIN 500'? ☒ Y ☐ N
 SANITATION TO BE APPROVED BY:

- ☐ 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 _____ Date 8/13/25
 Kurt Polter, Agent for Fannie Mae

SECTION VII: ADMINISTRATIVE ACTION

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



RESOLUTION #25-10-090

**A RESOLUTION APPROVING CASE ZA-06-25:
A REQUEST FROM CHURCHES OF CHRIST DISASTER RESPONSE TEAM TO RE-ZONE PARCEL ID# A01-250094
FROM B-2 OFFICE/RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL**

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

Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, a request has been made by Churches of Christ Disaster Response Team, 9315 State Route 202, Tipp City, OH 45371, to re-zone Miami County parcel ID# A01-250094 from B-2 Office/Residential District to I-1 Light Industrial; **AND**

WHEREAS, the owner is proposing build a new structure to consolidate the owner's belongings under one roof which will help clean up the property and assist in their disaster relief efforts; **AND**

WHEREAS, both the new structure and existing structure will be used for disaster relief administration and storage; **AND**

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

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

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case ZA-06-25, a request from Churches of Christ Disaster Response Team, 9315 State Route 202, Tipp City, OH 45371, to re-zone Miami County parcel ID# A01-250094 to I-1 Light Industrial be approved.

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

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Beth vanHaaren	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #25-10-091

**A RESOLUTION APPROVING CASE ZA-07-25: A REQUEST FROM FANNIE MAE AT 6780 E WALNUT ST,
TO RE-ZONE MIAMI COUNTY PARCEL ID#S A01-086136 & A01-086137
FROM B-3 NEIGHBORHOOD BUSINESS DISTRICT TO R-1AAA RESIDENCE DISTRICT**

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Trustee _____ **moved for the adoption** of the following resolution:

WHEREAS, a request has been made by Fannie Mae, 6780 E Walnut St, Tipp City, OH 45371, to re-zone Miami County Parcel ID#s A01-086136 and A01-086137, both .23 acre parcels currently zoned B-3 Neighborhood Business District, to R-1AAA Single-Family Residential; **AND**

WHEREAS, the owner is proposing to re-zone for the purpose of residential occupancy; **AND**

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

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

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case ZA-07-25, a request from Fannie Mae at 6780 E Walnut St, to re-zone Miami County parcel ID#s A01-086136 and A01-086137 to R-1AAA Residence District be approved.

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

Vote:	Trustee Kama Dick	_____	_____
	Trustee Julie Reese	_____	_____
	Trustee Beth vanHaaren	_____	_____

Attest: _____
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio