



Bethel Township, Miami County, Ohio Board of Zoning Appeals
Thursday, January 29, 2025 – 6:30 P.M. Agenda
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio

1. **Call to Order:** Time: _____ Presiding: _____
Roll call: O'Quinn: _____ Kiplinger: _____ Staudter: _____ Via: _____
Hughes: _____ Mannheim: _____ Leskovich: _____

2. **Election of Chairperson**
Nomination: _____ Nomination: _____
Vote: O'Quinn: _____ Kiplinger: _____ Staudter: _____ Via: _____
Hughes: _____ Mannheim: _____ Leskovich: _____

3. **Election of Vice Chairperson**
Nomination: _____ Nomination: _____
Vote: O'Quinn: _____ Kiplinger: _____ Staudter: _____ Via: _____
Hughes: _____ Mannheim: _____ Leskovich: _____

4. **Board and Township Staff Introductions**
Board members: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes
Alternates: Pete Mannheim, Jim Leskovich
Staff Member: Cathy Fortunato, Zoning Secretary

5. **New Business**

Review of BZA procedures (opening statement)

Case: V-22/23-25: A request from Jarod & Mari Wenrick, Tipp City, OH 45371, for two frontage variances required after combining two adjacent properties, splitting them in half, and the resulting parcels having 85 and 170 feet of road frontage. *Per Bethel Township Zoning Resolution section 16.05, minimum lot width and frontage shall be 200' contiguous.* Miami County Parcel ID# A01-042604 and Miami County Parcel ID# A01-042602. Both are zoned A-2 General Agriculture District.

Motion to approve by _____ Seconded by _____
Vote: O'Quinn: _____ Kiplinger: _____ Staudter: _____ Via: _____
Hughes: _____ Mannheim: _____ Leskovich: _____

Case: CU-01-26: A request from United Rental for a Conditional Use for a Retail Business and a Multi-tenant property located at 8765 St Rt 201, Tipp City, OH 45371. This is a 5.017 acre parcel zoned I-1, Light Industrial District. Miami County Parcel ID# A01-048265.

Motion to approve by _____ Seconded by _____
Vote: O'Quinn: _____ Kiplinger: _____ Staudter: _____ Via: _____
Hughes: _____ Mannheim: _____ Leskovich: _____

6. Old Business

November 20, 2025 meeting minutes

Motion to approve by _____

Seconded by _____

Vote: O'Quinn: _____ Kiplinger: _____

Staudter: _____ Via: _____

Hughes: _____ Mannheim: _____

Leskowich: _____

7. Other

Communications and Reports

Board of Zoning Appeals Comments

8. Adjournment

Motion to adjourn by _____

Seconded by _____

Vote: O'Quinn: _____ Kiplinger: _____

Staudter: _____ Via: _____

Hughes: _____ Mannheim: _____

Leskowich: _____

Time: _____

BZA Case V-22/23-25

Case: V-22/23-25: A request from Jarod & Mari Wenrick, Tipp City, OH 45371, for two frontage variances required after combining two adjacent properties, splitting them in half, and the resulting parcels having 85 and 170 feet of road frontage. *Per Bethel Township Zoning Resolution section 16.05, minimum lot width and frontage shall be 200' contiguous.* Miami County Parcel ID# A01-042604 and Miami County Parcel ID# A01-042602. Both are zoned A-2 General Agriculture District.

GENERAL INFORMATION:

Applicant/Property Owner:	Wenrick Jarod D & Mari F	
Property Address:	5090 Ross Rd, Tipp City, OH 45371	
Current Zoning:	A-2 General Agricultural District	
Location:	7 th & 9 th parcels west of Flick Rd on the south side of Ross Rd	
Existing Land Use:	Agricultural w/Residence	
Bethel Land Use Plan:	Rural	
Surrounding Land Use	North	A-2 General Agricultural District & R-1AAA Residence District
	South	A-2 General Agricultural District
	East	A-1 Domestic Agricultural & R-1AAA Residence District & A-2 General Agricultural District
	West	R-1AAA Residence District & A-1 Domestic Agricultural & A-2 General Agricultural District
Road Frontage:	A01-042602 170' A01-042604 85'	
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:	N/A
Bethel Township Zoning Commission:	N/A
Prior Zoning Cases:	2/22/2000 ZA – combine front 1.8074 acres zoned R-1AAA with remaining farmland and rezone 1.807 acres to A-2. Approved, appears as if it was rezoned but not combined. 7/31/2001 ZC – split off 60.13 acres (5090 Ross Rd) from existing farm house and barn (5100 Ross Rd) and build new house on 60.13 acres.

Exhibit A – Bethel Township Zoning Map

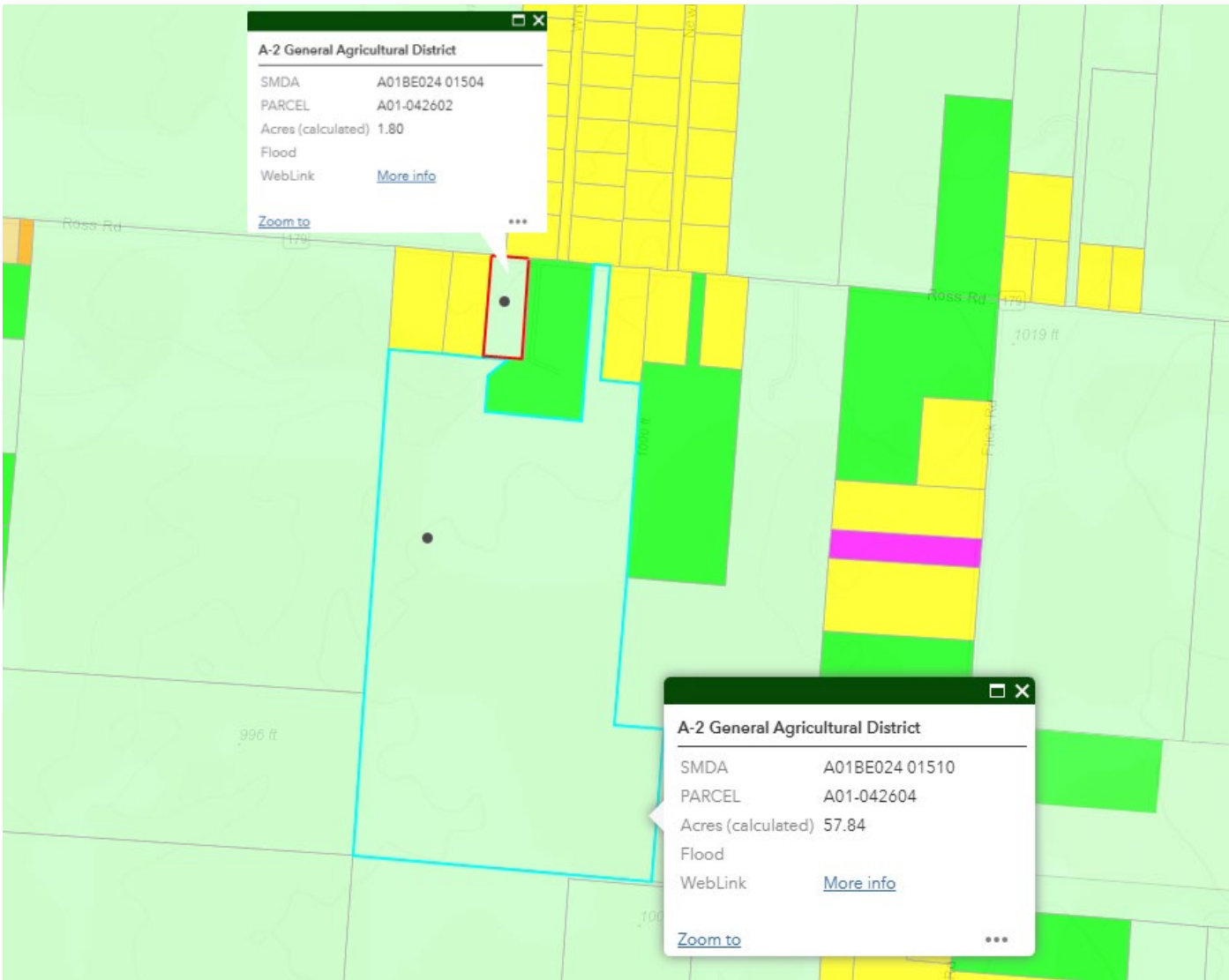


Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View



Photo 3



Photo 4



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 Variance

No.: V- 22-25¹²³

SECTION I: PROPERTY INFORMATION

Property Address: 5096 ROSS ROAD	Acreage: 58.28
Section: Town: Range:	Parcel: A01-042604
Zoning District:	

SECTION II: DECLARING INFORMATION

Declaring Name: JAROD & MARI WENRICK	Phone: 937-608-8261
Address: 5096 ROSS ROAD City, State: Tipp City OH	Zip Code: 45371
Property Owner:	Phone:
Address: City, State:	Zip Code:
Contractor Name:	Phone:
Address: City, State:	Zip Code:

SECTION III: NATURE OF VARIANCE

Please Note: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: 1. Special Conditions exist peculiar to the land or building in question; 2. The literal interpretation of the zoning resolution would deprive the applicant of rights enjoyed by other property owners; 3. That the special conditions do not result from previous actions of the applicant; 4. That the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.

Split Property in HALF. Create Drive for Farm equipment. AND

Will need TWO VARIANCE FOR ONE NEW DRIVE (85') ENTRANCE AND ONE FOR existing Drive. New survey will include 1.8 Acre A2 Lot INTO the 31.197 Acres. 30.0

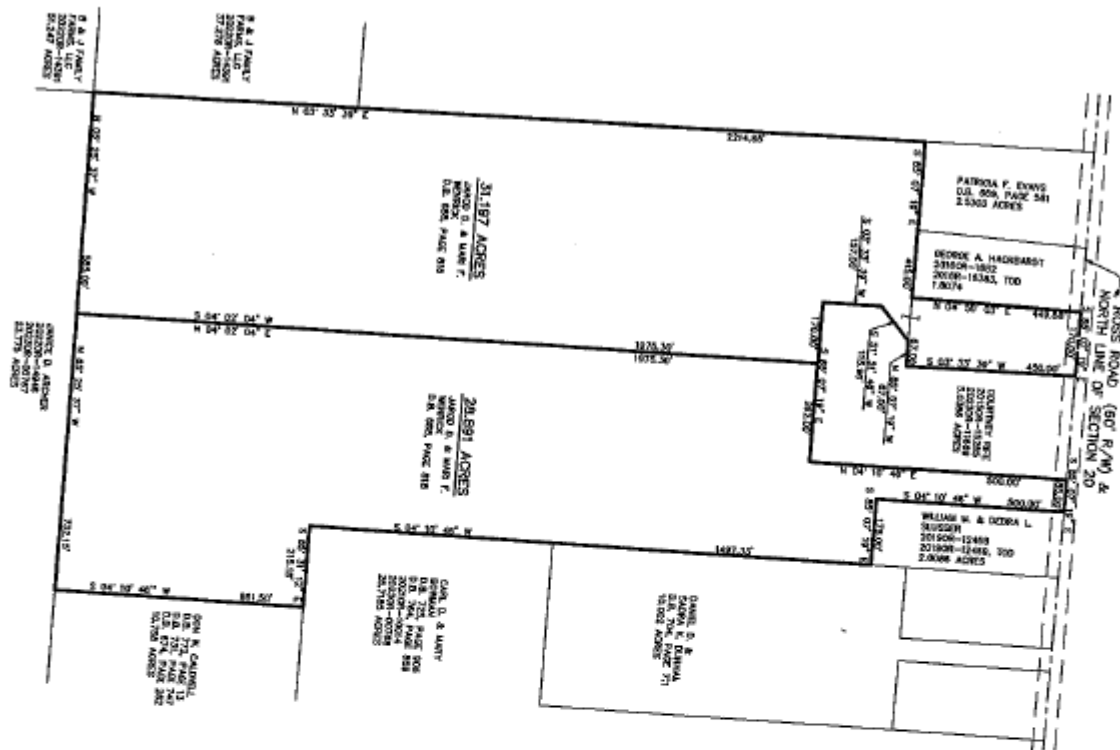
JAROD WENRICK 11/5/2025
 Contractor/Applicant Date

[Signature] 11/5/2025
 Owner Date

SECTION IV: ADMINISTRATIVE ACTION

REVIEWED BY: LUCY SMITH	FEE:
DECISION DATE: 12/17	APPROVED:
REASON FOR APPROVAL OR DENIAL:	

VARIANCE MAP
SECTION 20, TOWN 2, RANGE 9, EPMES
BETHEL TOWNSHIP, MAHON COUNTY, OHIO



Purpose of Variance
 Showing a variance to the road frontage requirements for a proposed 2 foot split with R-2 zoning.

References
 Vol. 41, Pg. 65 } Mahon County Engineer's
 Vol. 41, Pg. 100 } Record of Land Surveys
 Vol. 41, Pg. 99 }



Michael W. Cozatt 1/6/12
 Michael W. Cozatt, P.S., P.E.
 Date
 Prepared By
Cozatt Engineering Company
 Civil Engineer Land Surveyor
 1100 Wayne Street, Ste. 1140 Troy, Ohio
 Job No. 27126 Ph. (937) 359-2921

BZA Case CU-01-26

Case: CU-01-26: A request from United Rental for a Conditional Use for a Retail Business and a Multi-tenant property located at 8765 St Rt 201, Tipp City, OH 45371. This is a 5.017 acre parcel zoned I-1, Light Industrial District. Miami County Parcel ID# A01-048265.

GENERAL INFORMATION:

Applicant/Property Owner:	United Rental / Sky Line Express LLC	
Property Address:	8765 St Rt 201, Tipp City, OH 45371	
Current Zoning:	I-1 Light Industrial District	
Location:	6 th parcel south of US 40 on the east side of St Rt 201	
Existing Land Use:	Commercial	
Bethel Land Use Plan:	Commercial	
Surrounding Land Use	North	I-1 Light Industrial District
	South	I-1 Light Industrial District & A-2 General Agricultural District
	East	A-2 General Agricultural District
	West	I-1 Light Industrial District
Road Frontage:	381.21'	
Exhibits:	<i>A – Bethel Township Zoning Map</i> <i>B – GIS Aerial Vicinity Map</i> <i>C – Street View</i> <i>D – Application</i>	

SPECIAL INFORMATION:

Fire Department Information/Review:	N/A
Miami County Health District:	N/A
County Planning Department:	N/A
Bethel Township Zoning Commission:	N/A
Prior Zoning Cases:	11/2/1993 ZA – Rezone from A-2 to I-1: DENIED 12/30/1994 - Court ordered to rezone from A-2 to I-1 5/11/1995 Violation - Letter for court directed compliance 12/27/2001 ZC – 55’ x 90’ structure 6/5/2024 Violation - sign 6/18/25 Violation - nuisance notice: the accumulation and/or storage of junk vehicles, disabled or inoperative machinery and equipment, dismantled parts of vehicles, machinery or equipment, discarded appliances and furnishings, other junk and debris, shall be prohibited except when stored within a completely enclosed structure.

The screenshot shows a web application interface for a GIS map. The map displays various land parcels in different colors (yellow, orange, green, blue). A specific parcel is highlighted in blue. A pop-up window is open, showing details for the selected parcel. The window has a title bar with '(1 of 2)' and standard window controls. The title is 'I-1 Light Industrial District'. The details include:

SMDA	A01BE018B00101
PARCEL	A01-048265
Acres (calculated)	5.06
Flood	
WebLink	More info

At the bottom of the pop-up, there is a 'Zoom to' link and a three-dot menu icon.

Exhibit B – GIS Aerial Vicinity Map



Exhibit C – Street View



A01048265 06/27/2007



A01048265 06/27/2007



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 A CONDITIONAL USE App. No.: CU- 01- 26

SECTION I: PROPERTY INFORMATION

Property Address: 8765 OH-201, Tipp city, OH 45371	Acreage: 5.017
Section: Town: Range:	Parcel: A-01-048265
Subdivision Name and Lot No.:	Zoning District: I-6

SECTION II: APPLICANT INFORMATION

Applicant Name: United Rentals	Phone:
Address:	City, State:
Property Owner: Bakhadir Turanov / Skyline Express LLC	Zip Code:
Address: 4207 NE 102nd St	Phone:
Contractor Name:	City, State: Vancouver, WA
Address:	Zip Code: 98682
	Phone:
	City, State:
	Zip Code:


SECTION III: PROJECT INFORMATION

REQUESTED USE FOR PROPERTY: Mixed use of retail + light industrial
EXISTING USE OF PROPERTY: Trucking transfer terminal

EXPLAIN REQUESTED USE IN DETAIL:

Please Note: Please provide a narrative statement explaining the economic, noise, glare, and odor effects on adjoining properties and the general compatibility with adjacent and other properties in the area.

Sales, rentals, storage (including indoor and outdoor storage), warehousing, maintenance, and repair of portable and fixed sanitation equipment (including, without limitation, portable toilets, restroom trailers, sanitation products and solutions, ancillary equipment, parts and supplies related to such equipment products and solutions), construction equipment, pump, power, HVAC, household, roadway and other machinery, tools and related equipment, tanks, storage containers, modular office, the sale of contractor supplies and merchandise and for offices and other related uses in connection with the foregoing uses.

Contractor/Applicant  01.19.26
Date

Owner  1-19-26
Date

SECTION IV: SKETCH OF PROPERTY/PROJECT

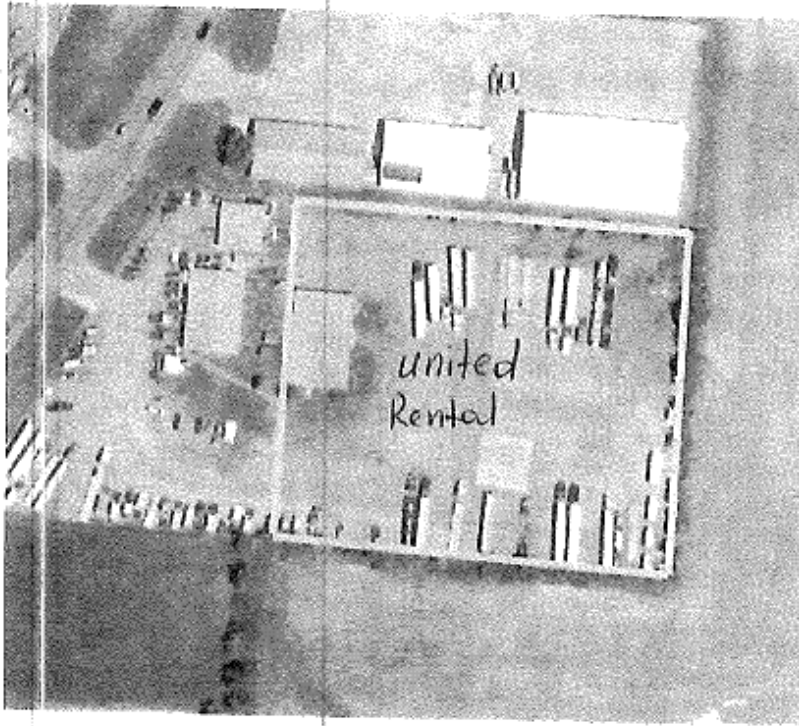
ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

Attach a plan for the proposed uses showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas.

See attached photo + plan

Continued on Next Page:

ATTACH SKETCH OF PROPERTY AND/OR PROJECT (CONTINUED):



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SECTION V: MISCELLANEOUS INFORMATION FOR COMMERICAL/INDUSTRIAL DEVELOPMENT

BLDG. STORIES:	1	PARKING SPACES:		BLDG. SQ. FT.: 4950
BLDG. HEIGHT:	20 ft	TRUCK DOCKS:	1	sq. ft.

SECTION VI: PROJECT DIMENSIONS (FOR OFFICIAL USE ONLY)

PRIMARY ROAD FRONTAGE:	SECONDARY ROAD FRONTAGE:	LOT SIZE:
FRONT YARD:	REAR YARD:	SIDE YARD:
BUILDING HEIGHT:	BUILDING WIDTH:	
FIRST FLOOR AREA:	SECOND FLOOR AREA:	
TOTAL FLOOR AREA:	FINISHED BASEMENT? YES OR NO	
LOT WIDTH:	LOT DEPTH:	
ESTIMATED COST OF CONSTRUCTION:		

SECTION VII: ADMINISTRATIVE ACTION

REVIEWED BY:	FEE:
DECISION DATE:	APPROVED:
REASON FOR APPROVAL OR DENIAL:	