



Bethel Township, Miami County, Ohio Board of Zoning Appeals
Thursday, February 26, 2026 – 6:30 P.M. Agenda
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio

1. **Call to Order:** Time: _____ Presiding: _____
 Roll call: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
 Ms. O’Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____

2. **Board and Township Staff Introductions**

Board members: Nikki O’Quinn, Rachael Kiplinger, Zach Staudter, Donna Hughes
 Alternates: Pete Mannheim, Jim Leskovich
 Staff Member: Lorna Furderer, acting in the role of Zoning Administrator

3. **New Business**

Review of BZA procedures (opening statement)

Case: V-01-26: A request from Devin Ziegeler, 7950 Singer Rd, for 1,000 extra square feet variance and a height variance of 16’ for a pole barn. Bethel Twp Zoning Article 30.05 states up to 2 accessory buildings are permitted with a maximum square footage of 1,400 SF. Side setback minimum of 10’, rear 5’ minimum. Article 5.04 notes if the accessory building is taller than the residence, it must be placed to the rear and at least 20’ from the residence. Miami County Parcel ID #A01-084802, 0.81 acres.

Motion to approve by _____ Seconded by _____
 Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
 Ms. O’Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____

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: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
 Ms. O’Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____

4. **Old Business**

January 29, 2026 meeting minutes

Motion to approve by _____ Seconded by _____
 Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskovich: _____
 Ms. O’Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____

5. **Other**

Communications and Reports

- Bethel Township is looking for BZA and ZC volunteers

Board of Zoning Appeals Comments

6. Adjournment

Motion to adjourn by _____ Seconded by _____
Vote: Ms. Hughes: _____ Ms. Kiplinger: _____ Mr. Leskowich: _____
Ms. O’Quinn: _____ Mr. Staudter: _____ Mr. Mannheim: _____
Time: _____

BZA Case V-01-26

Case: V-01-26: A request from Devin Ziegeler, 7950 Singer Rd, for 1,000 extra square feet variance and a height variance of 16’ for a pole barn. Bethel Twp Zoning Article 30.05 states up to 2 accessory buildings are permitted with a maximum square footage of 1,400 SF. Side setback minimum of 10’, rear 5’ minimum. Article 5.04 notes if the accessory building is taller than the residence, it must be placed to the rear and at least 20’ from the residence. Miami County Parcel ID #A01-084802, 0.81 acres.

GENERAL INFORMATION:

Applicant/Property Owner: Devin Ziegeler
Property Address: 7950 Singer Rd, Dayton, OH 45424
Current Zoning: R-1A
Location: 3rd parcel west of S Palmer Rd on the south side of Singer Rd
Existing Land Use: Residence
Bethel Land Use Plan: Traditional Neighborhood
Surrounding Land Use North A-1 Domestic Agricultural District
South A-2 General Agricultural District
East R-1A Residential District
West R-1A Residential District
Road Frontage: 109’
Exhibits: A – Bethel Township Zoning Map
B – Aerial Vicinity Map
C – Street View
D – Application

SPECIAL INFORMATION:

Fire Dept Information/Review: N/A
Miami County Health District: N/A
County Planning Department: N/A
Bethel Twp Zoning Commission: N/A

PRIOR ZONING CASES: 6/11/1973 ZC - build a residence on the property – approved

Exhibit A – Bethel Township Zoning Map



Exhibit B – Aerial Vicinity Map



Exhibit C – Street View



A01084802 06/29/2007

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-1-26

SECTION I: PROPERTY INFORMATION

| | |
|---|------------------------------|
| Property Address: <u>7950 Singer Rd</u> | Acreages: <u>.81</u> |
| Sections: <u>9</u> Town: <u>2</u> Range: <u>7</u> | Parcel: <u>A01-084802</u> |
| | Zoning District: <u>R-1A</u> |

SECTION II: DECLARING INFORMATION

| | | | | |
|--|-----------------------|---------------------|---------------------|--------------|
| Declaring Name: | Address: | City, State: | Phone: | Zip Code: |
| Property Owner: <u>Devin Ziegler</u> | <u>7950 Singer Rd</u> | <u>Dayton, Ohio</u> | <u>937-765-7063</u> | <u>45424</u> |
| Contractor Name: <u>Central Miami Services</u> | <u>7910 Singer Rd</u> | <u>Dayton, Ohio</u> | <u>937-638-6805</u> | <u>45424</u> |

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.

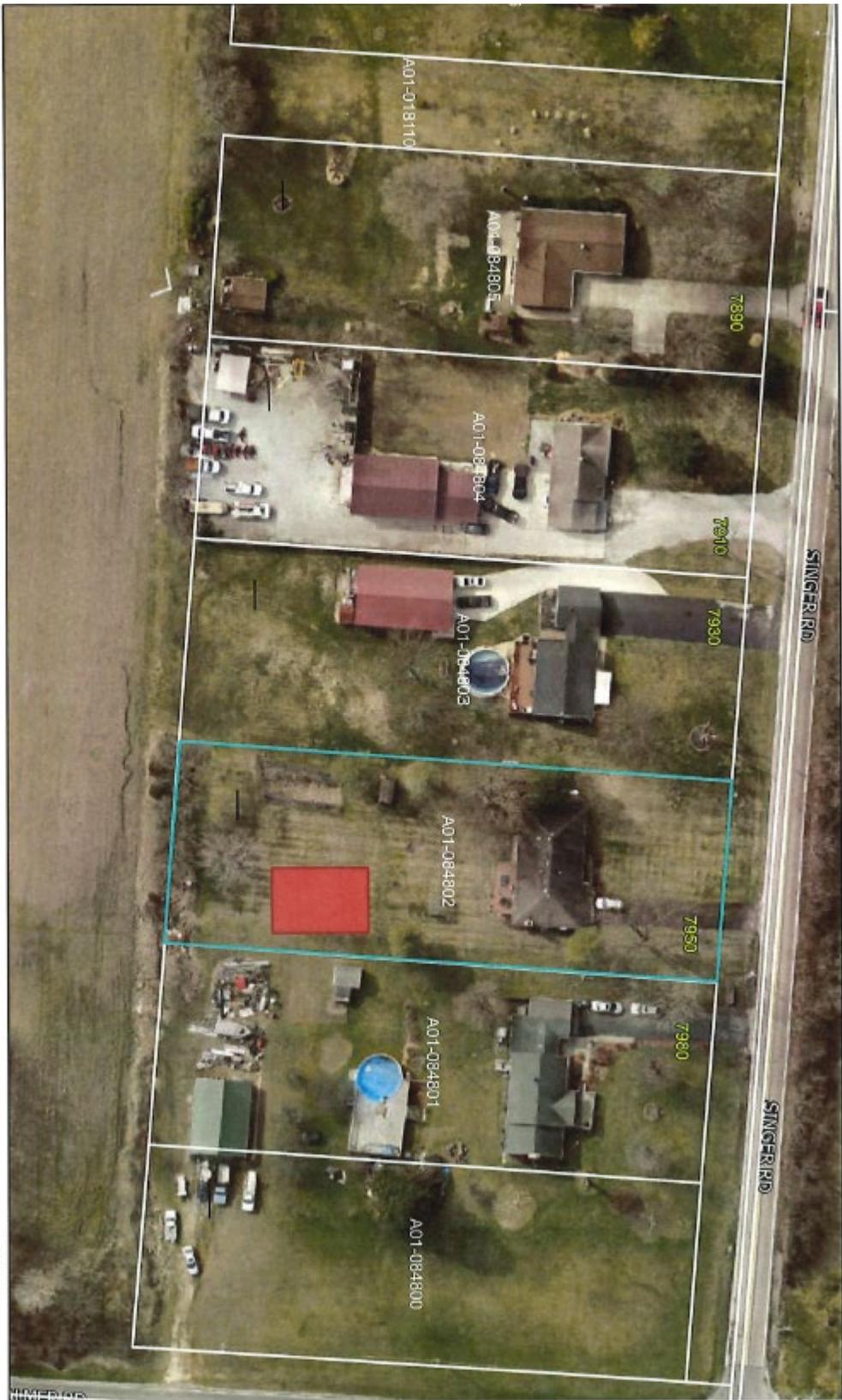
- 1) I would like to request permission for a 1,000 sq/ft over the allowable 1,400 sq/ft for a pole barn.
- 2) I would also like to request permission for 16' wall height which will exceed the height of the house roof.

Contractor/Applicant _____ Date _____
 Owner Devin Ziegler Date 2-14-26

SECTION IV: ADMINISTRATIVE ACTION

| | |
|------------------------------------|--------------------------------------|
| REVIEWED BY: <u>Josh Wilkerson</u> | FEES: <u>300.00/500 Paid 2-14-26</u> |
| DECISION DATE: | APPROVED: |
| REASON FOR APPROVAL OR DENIAL: | |

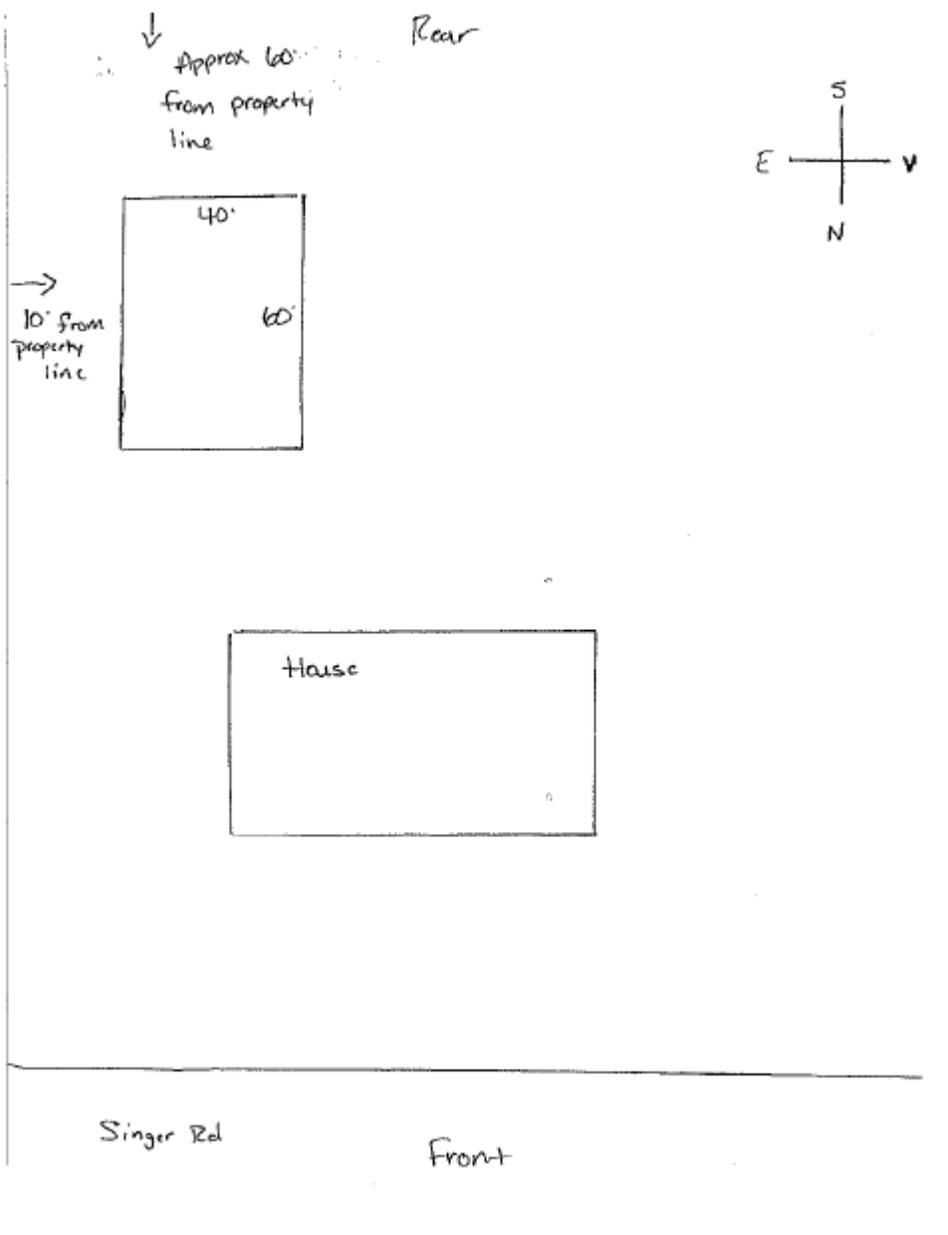
Miami County OH



2/14/2026, 3:26:36 PM
Parcels
Lot Numbers

0 0.01 0.01 0.02 0.04 km
0 0.01 0.01 0.02 mi
1:1,128
Sources: Esri, Vector, Airbus DS, USGS, NOAA, NASA, CGAR, NCEAS, NLE, OS, NOAA, Geobase/Esri, Pliken/Esri, ESRI, FEMA, Intermop, and the GIS user community

Note that the barn site plans are not to scale. The barn size is requested to be 60' x 40' and the dwelling stands at roughly 60' x 37'.



Note that the barn site plans are not to scale. The barn size is requested to be 60' x 40' and the dwelling stands at roughly 60' x 37'.

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: 6th 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:

- A – Bethel Township Zoning Map
- B – Aerial Vicinity Map
- C – Street View
- D – Application

SPECIAL INFORMATION:

Fire Dept Information/Review: N/A

Miami County Health District: N/A

County Planning Department: N/A

Bethel Twp 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
- 3/24/2022 Conditional Use for a trucking transfer terminal
- 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.

Exhibit A – Bethel Township Zoning Map

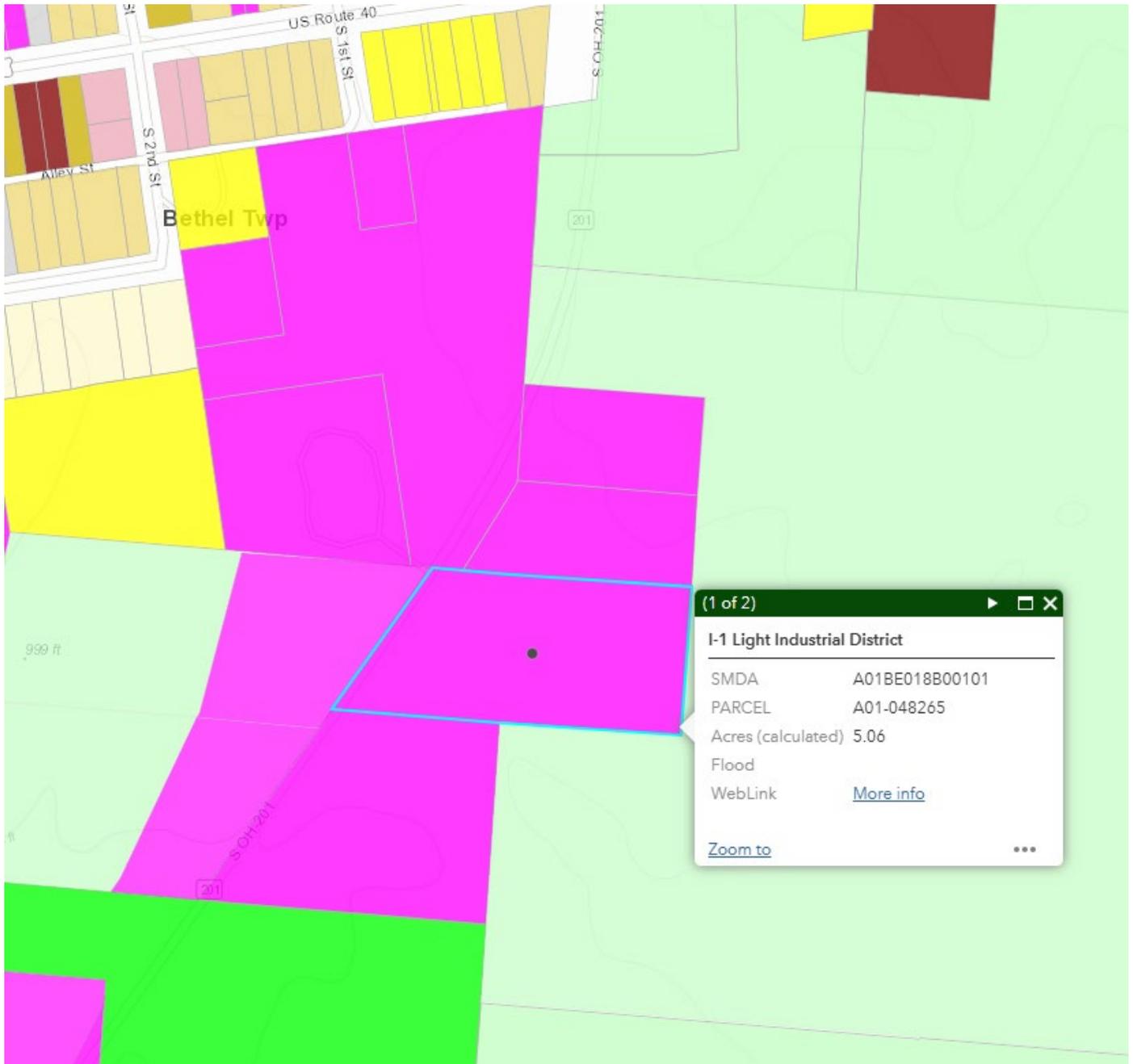


Exhibit B – Aerial Vicinity Map



Exhibit C – Street View









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 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: <u>8765 OH-201, Tipp city, OH 45371</u> | | Acreage: <u>5.017</u> |
| Section: | Town: <u>Tipp</u> | Range: <u>1</u> |
| Subdivision Name and Lot No.: | | Parcel: <u>A-01-048265</u> |
| | | Zoning District: <u>T-6</u> |

SECTION II: APPLICANT INFORMATION

| | | |
|--|-----------------------------------|------------------------|
| Applicant Name: <u>United Rental</u> | | Phone: |
| Address: | | City, State: |
| Property Owner: <u>Barkhadir Turanov (Skyline Express LLC)</u> | | Zip Code: |
| Address: <u>2407 NE 102nd St</u> | City, State: <u>Vancouver, WA</u> | Phone: |
| Contractor Name: | | Zip Code: <u>98682</u> |
| Address: | | 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.

| | | | |
|----------------------|-----------------|--------------------------|----------------|
| | <u>01.19.26</u> | <u>Barkhadir Turanov</u> | <u>1-19-26</u> |
| Contractor/Applicant | Date | Owner | Date |

SECTION IV: SKETCH OF PROPERTY/PROJECT

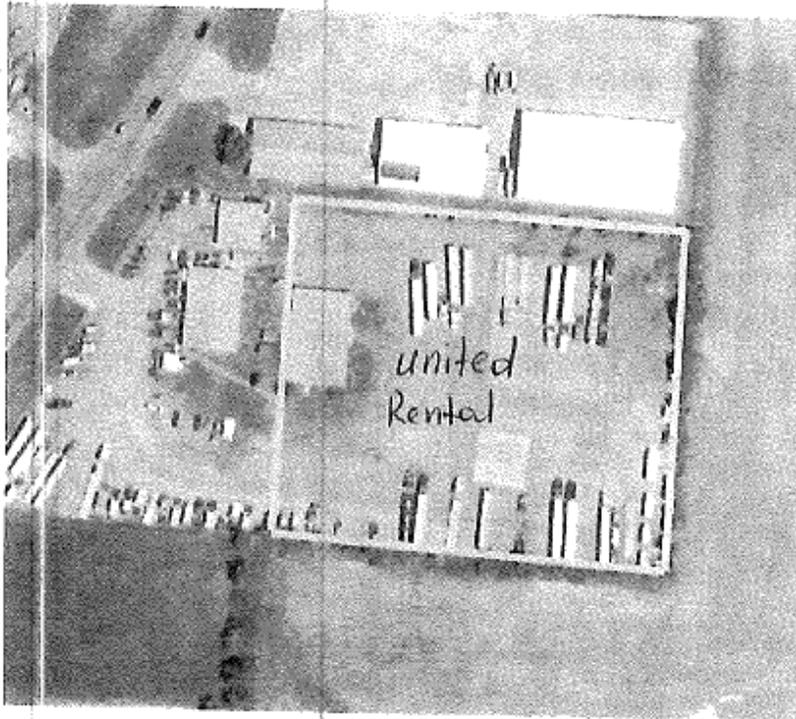
ATTACH SKETCH OF PROPERTY AND/OR PROJECT:

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):



15

SECTION V: MISCELLANEOUS INFORMATION FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT

| | | | | | |
|----------------|--------|-----------------|---|----------------|--------------|
| BLDG. STORIES: | 2 | PARKING SPACES: | | BLDG. SQ. FT.: | 4950 sq. ft. |
| BLDG. HEIGHT: | 20 ft. | TRUCK DOCKS: | 0 | | |

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: | |

