



Bethel Township, Miami County, Ohio Zoning Commission
Thursday, February 26, 2026 – 7:30 P.M. Agenda
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio

1. **Call to Order:** Time: _____ Presiding: _____
Roll call: Mr. Corbett: _____ Ms. Furderer: _____ Mr. Hirt: _____
Ms. Royle: _____ Mr. Underwood: _____

2. **Election of Chairperson**
Nomination: _____ Nomination: _____
Vote: Mr. Corbett: _____ Ms. Furderer: _____ Mr. Hirt: _____
Ms. Royle: _____ Mr. Underwood: _____

3. **Election of Vice Chairperson**
Nomination: _____ Nomination: _____
Vote: Mr. Corbett: _____ Ms. Furderer: _____ Mr. Hirt: _____
Ms. Royle: _____ Mr. Underwood: _____

4. **Board and Township Staff Introductions**
Board members: Ron Corbett, Lorna Furderer, Jerry Hirt, Janice Royle
Alternates: Jess Underwood
Staff Member: Lorna Furderer, acting in the role of Zoning Administrator

5. **New Business**
Review of Commissions procedures
Case: ZA-08-25: A request from Russell & Debra Schoonover to re-zone Miami County Parcel ID# A01-054905 to A-1 Domestic Agriculture District to conform to Bethel Township’s zoning regulations. The property is located on US 40 East of St Rt 201 and the proposed use is to build and occupy a home on the property.
Motion to approve by _____ Seconded by _____
Vote: Mr. Corbett: _____ Ms. Furderer: _____ Mr. Hirt: _____
Ms. Royle: _____ Mr. Underwood: _____

6. **Old Business**
September 25, 2025 meeting minutes
Motion to approve by _____ Seconded by _____
Vote: Mr. Corbett: _____ Ms. Furderer: _____ Mr. Hirt: _____
Ms. Royle: _____ Mr. Underwood: _____

7. **Other**
Communications and Reports
• Looking for ZC and BZA board volunteers
Zoning Commission Comments

8. Adjournment

Motion to adjourn by _____ Seconded by _____
Vote: Mr. Corbett: _____ Ms. Furderer: _____ Mr. Hirt: _____
Ms. Royse: _____ Mr. Underwood: _____
Time: _____

ZC Case ZA-08-25

Case: ZA-08-25: A request from Russell & Debra Schoonover to re-zone Miami County Parcel ID# A01-054905 to A-1 Domestic Agriculture District to conform to Bethel Township’s zoning regulations. The property is located on US 40 East of St Rt 201 and the proposed use is to build and occupy a home on the property.

GENERAL INFORMATION:

Applicant/Property Owner: Russell & Debra Schoonover
Property Address: US 40, New Carlisle, OH
Current Zoning: Undefined (split off from an A-2 General Agricultural District parcel)
Location: 6th parcel east of 201 on the north side of US 40
Existing Land Use: Agricultural
Bethel Land Use Plan: Office / Residential
Surrounding Land Use
North A-2 General Agricultural District & R-1AAA Residence District
South A-2 General Agricultural District
East R-1AAA Residence District & A-2 General Agricultural District
West A-1 Domestic Agricultural
Road Frontage: 276.16’
Exhibits: A – Bethel Township Zoning Map
B – Aerial Vicinity Map
C – Survey from 11/2/2016
D – Street View
E – Application

SPECIAL INFORMATION:

Fire Dept Information/Review: N/A
Miami County Health District: N/A
County Planning Department: Unanimously recommended approval of the application
Bethel Twp Zoning Commission: N/A

PRIOR ZONING CASES:

- Lot was split from a ~75 acre farm in 2016, approved by Miami County Planning Commission (MCPC) in 2017. At that time, the MCPC recommended re-zoning the parcel from A-2 to A-1 (per the minutes).
- Current owner is intending to build a home on the property. A letter was issued stating a single family dwelling is permitted on the parcel per the Bethel Township zoning regulations. The Schoonovers requested the letter in order to get a driveway cut along US 40 approved by ODOT.

Exhibit A – Bethel Township Zoning Map

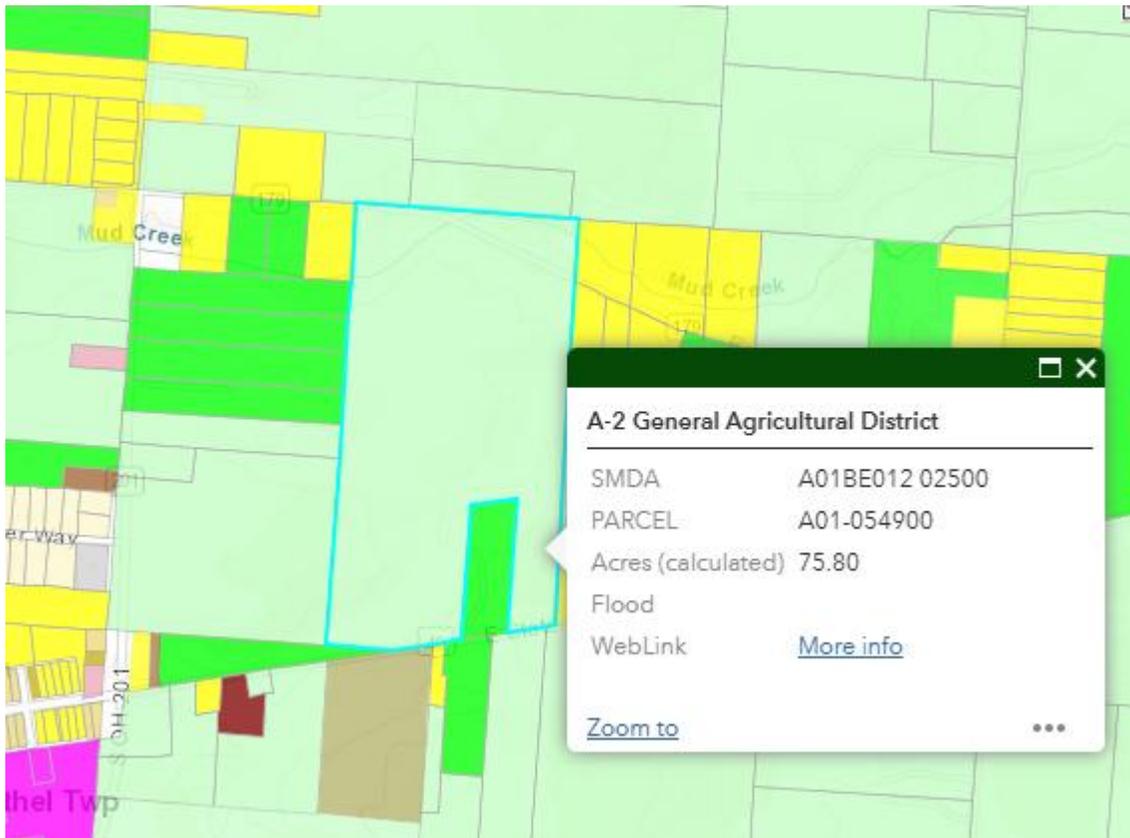


Exhibit B – Aerial Vicinity Map



Exhibit C – Survey from 11/2/2016

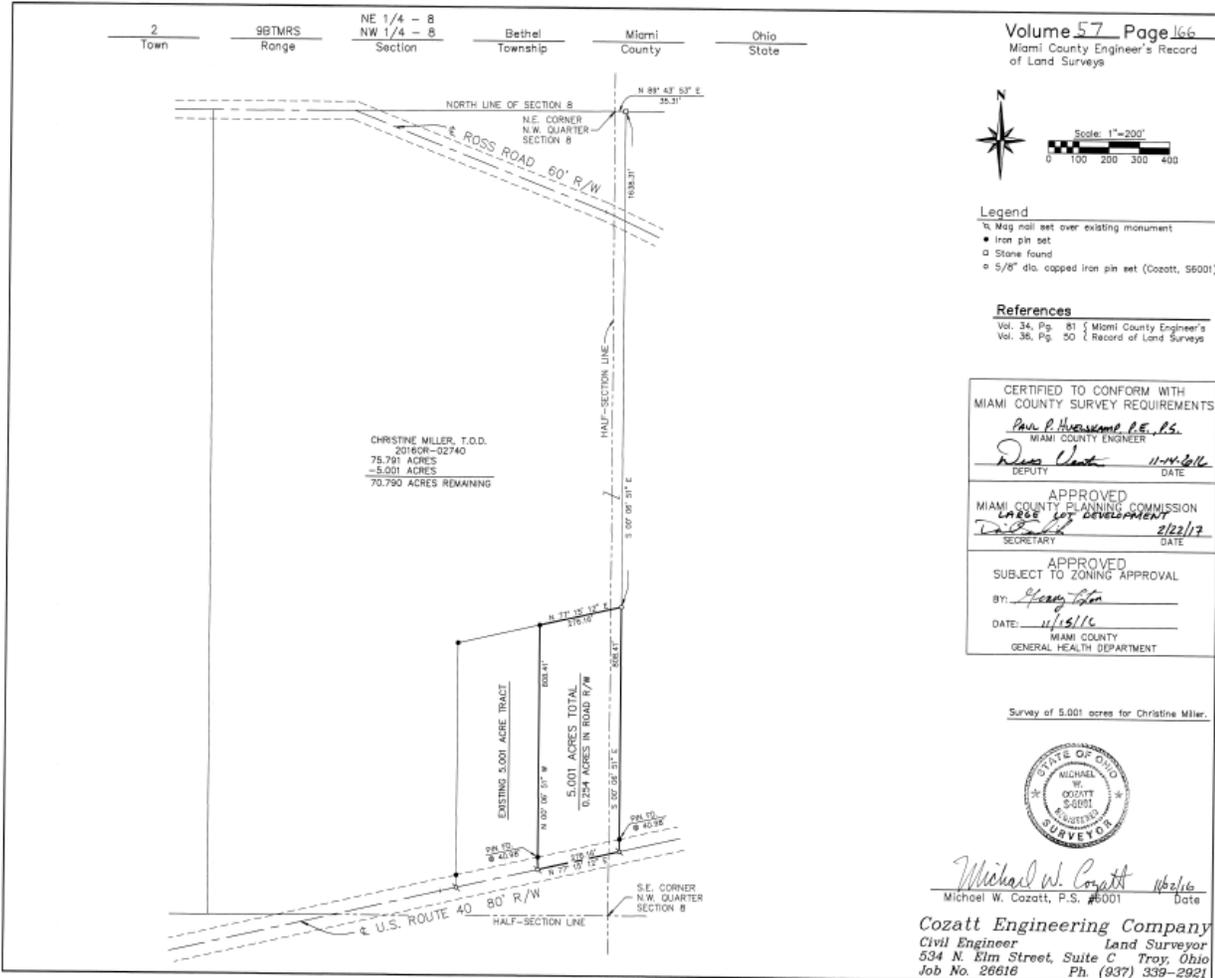


Exhibit D – Street View





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-08-25

SECTION I: PROPERTY INFORMATION

Property Location: Parcel # A0-1-054905 USRT 40	Acreage: 5.0010
Section: 8 Town: 2 Range: 9	Parcel: A01-054905
Subdivision Name and Lot No.:	Zoning District:

SECTION II: APPLICANT INFORMATION

Applicant Name: Russell Schoonover	Phone: 419-908-8703
Address: 817 TWP RD 851 City, State: Ashland, OH	Zip Code: 44805
Property Owner: Russell + Debra Schoonover	Phone: 419-908-8703
Address: 817 TWP RD. 851 City, State: Ashland, OH	Zip Code: 44805

SECTION III: AREA TO BE AMENDED

Current Zoning: Unknown
Current Use:
Proposed Zoning: A-1
Proposed Use: Build + occupy house
Description of Proposed Area To Be Rezoned:
wooded lot purchased to build home + occupy.

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.

Builder/Applicant _____ Date _____
 Only One Signature Required

Russell E Schoonover
 Owner _____ Date _____

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY: Julie Rose	DATE OF APPLICATION: 12-23-25
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: