



**Bethel Township, Miami County, Ohio Zoning Commission & Board of Zoning Appeals
Zoning Text Amendments Workshop Meeting
Thursday, April 30th, 2026 Agenda
Township Meeting Room, 8735 S. Second Street, Brandt, Tipp City, Ohio**

1. **Call to Order:** Time: _____ Presiding: _____
- Roll call: Ron Corbett: _____ Gary Cornish: _____ Jerry Hirt: _____
- Janice Royle: _____ Jess Underwood: _____
- Donna Hughes: _____ Rachael Kiplinger: _____ Jim Leskowich: _____
- Nikki O’Quinn: _____ Zach Staudter: _____ Pete Mannheim: _____
- Michael Statesman: _____

2. **Board and Township Staff Introductions**
- Zoning Commission members: Ron Corbett, Gary Cornish, Jerry Hirt, Janice Royle
- Alternates: Jess Underwood
- Board of Zoning Appeals Members: Donna Hughes, Rachael Kiplinger, Jim Leskowich, Nikki O’Quinn, Zach Staudter
- Alternates: Pete Mannheim, Michael Statesman
- Staff: Cathy Fortunato, Zoning Secretary, Josh Wilkerson-Bienick, Acting Zoning Administrator

3. **New Business**
- Public comments on items on the agenda
- Zoning Resolution Update — review and discussion
- Staff analysis: proposed regrouping of amendment items into themed packages
 - Article 1 — Proposed Text-Controls Clause for tables, exhibits, and illustrations
 - Article 3 (Definitions) — review of new definitions and open items
 - Article 9 (B-1) — review of restructured use lists and proposed Section 9.01A absorption of former B-2 uses
 - Article 40 (Enforcement) — review of proposed expansion incorporating Junk Vehicle and Nuisance Abatement Resolution drafts
 - Conditional Use language — Section 2.06 C.4 (ORC §519.14 compliance)
 - Discussion on scheduling future meeting dates

4. **Old Business**
- 11/6/2025 meeting minutes
- Vote: Ron Corbett: _____ Jerry Hirt: _____ Lorna Furderer: _____
- Janice Royle: _____ Josh Wilkerson: _____ Jess Underwood: _____
- Donna Hughes: Abs Rachael Kiplinger: _____ Jim Leskowich: _____
- Nikki O’Quinn: _____ Zach Staudter: Abs Pete Mannheim: Abs
- Rachelle Via: Abs

11/20/2025 meeting minutes

Vote:	Ron Corbett: _____	Jerry Hirt: _____	Lorna Furderer: <u>Abs</u>
	Janice Royse: _____	Josh Wilkerson: _____	Jess Underwood: _____
	Donna Hughes: _____	Rachael Kiplinger: _____	Jim Leskowich: _____
	Nikki O'Quinn: _____	Zach Staudter: <u>Abs</u>	Pete Mannheim: <u>Abs</u>
	Rachelle Via: <u>Abs</u>		

3/26/2026 meeting minutes

Vote:	Ron Corbett: _____	Gary Cornish: _____	Jerry Hirt: _____
	Janice Royse: <u>Abs</u>	Jess Underwood: _____	
	Donna Hughes: <u>Abs</u>	Rachael Kiplinger: _____	Jim Leskowich: _____
	Nikki O'Quinn: _____	Zach Staudter: <u>Abs</u>	Pete Mannheim: <u>Abs</u>
	Michael Statesman: <u>Abs</u>		

5. **Other**

Communications and Reports
Comments

6. **Adjournment**

Motion to adjourn by _____ Seconded by _____

Vote:	Ron Corbett: _____	Gary Cornish: _____	Jerry Hirt: _____
	Janice Royse: _____	Jess Underwood: _____	
	Donna Hughes: _____	Rachael Kiplinger: _____	Jim Leskowich: _____
	Nikki O'Quinn: _____	Zach Staudter: _____	Pete Mannheim: _____
	Michael Statesman: _____		

Time: _____