



**Bethel Township Board of Trustees
June 9, 2026 at 6:00 P.M.**

Public Hearing & Regular Business Meeting Agenda V2

- I. **CALL TO ORDER** Time: _____ Presiding: _____
 Roll call: Interim Chief Weldon: _____ Fiscal Officer Ross: _____
 Trustee Wilkerson: _____ Trustee Reese: _____ Trustee Dick: Absent
 Assistant to the Fiscal Officer Fortunato: _____

II. **PLEDGE OF ALLEGIANCE**

III. **PUBLIC HEARING**

A Public Hearing scheduled for June 9, 2026 by the Bethel Township Trustees, Miami County for Case: ZA-02-26: A request from KFDR LLC, New Carlisle, OH 45344 to amend the zoning resolution to split a 0.50 acre parcel from an existing 15.283 acre parcel and re-zone it from A-2 to R-1AAA. Parcel address is 6445 US 40, Tipp City, OH. *Per Bethel Township Zoning Resolution Article 16 A-2, Section 16.05, the minimum lot area must be 20 acres. Per Article 8, R-1AAA, Section 5.05, the minimum lot area for a Single Family Dwelling with a public sewer system must be 1 acre.* Miami County Parcel ID# A01-046200.

- 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. **STAFF REPORTS**

- A. Report from **Miami County Sheriff's Deputy** (if available)
- B. Report from **Fire Department** – Terry Weldon, Interim Fire Chief

	Incident Type	Alarm Date	Aided Agency Name
Mutual aid given			
	611- Dispatched & canceled en route	05/05/2026 15:36:06	Bethel Twp Fire Dept Clark Co.
	322- Motor vehicle accident with injuries	05/10/2026 16:42:15	Bethel Twp Fire Dept Clark Co.
	321- EMS call, excluding vehicle accident with injuries	05/14/2026 09:20:04	Bethel Twp Fire Dept Clark Co.
	500- Service call, other	05/18/2026 16:39:29	Huber Heights Fire Division
	611- Dispatched & canceled en route	05/19/2026 19:13:37	Bethel Twp Fire Dept Clark Co.
	111- Building Fire	05/20/2026 04:13:08	New Carlisle Fire Division (city of)
	321- EMS call, excluding vehicle accident with injuries	05/24/2026 20:17:00	Tipp City Fire/EMS
	611- Dispatched & canceled en route	05/28/2026 18:02:52	Tipp City Fire/EMS
	320- Emergency medical service incident, other	05/31/2026 14:35:57	Tipp City Fire/EMS
Mutual aid received			Aiding Agency Name
	321- EMS call, excluding vehicle accident with injuries	05/03/2026 14:48:06	New Carlisle Fire Division (city of)
	321- EMS call, excluding vehicle accident with injuries	05/03/2026 18:47:44	New Carlisle Fire Division (city of)
	321- EMS call, excluding vehicle accident with injuries	05/08/2026 18:40:49	Elizabeth Township Fire Department
	321- EMS call, excluding vehicle accident with injuries	05/08/2026 22:22:22	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injuries	05/09/2026 10:14:58	Huber Heights Fire Division
	400- Hazardous condition, other	05/09/2026 15:40:00	Tipp City Fire/EMS
	320- Emergency medical service incident, other	05/29/2026 20:14:26	Huber Heights Fire Division

Month	Mutual Aid Given	Mutual Aid Received
May	9	7



Incident Type Details	2026-05	Total
111- Building Fire	1	1
114- Chimney or flue fire, confined to chimney or flue	1	1
160- Special outside fire, other	1	1
162- Outside equipment fire	1	1
320- Emergency medical service incident, other	2	2
321- EMS call, excluding vehicle accident with injuries	29	29
322- Motor vehicle accident with injuries	3	3
400- Hazardous condition, other	1	1
500- Service call, other	2	2
554- assist invalid	1	1
611- Dispatched & canceled en route	5	5
Total...	47	47

C. Report from **Planning & Zoning** – Trustee Josh Wilkerson

Since last reported, the following zoning certificate applications have been received

ZC-13-26	5595 Ross Rd	New Construction – Single Family Dwelling (Rebuild)
ZC-14-26	Friendship Park	Food Truck Permit

Since the last Board of Zoning Appeals (BZA) report, these applications have been received/reviewed:
None

Since the last Zoning Commission (ZC) report, these applications have been received/reviewed:

Case ZA-02-26: A request from KFDR LLC, New Carlisle, OH 45344 to amend the zoning resolution to split a 0.50 acre parcel from an existing 15.283 acre parcel and re-zone it from A-2 to R-1AAA. Parcel address is 6445 US 40, Tipp City, OH. *Per Bethel Township Zoning Resolution Article 16 A-2, Section 16.05, the minimum lot area must be 20 acres. Per Article 8, R-1AAA, Section 5.05, the minimum lot area for a Single Family Dwelling with a public sewer system must be 1 acre.* Miami County Parcel ID# A01-046200. **APPROVED 5-0 at the 5/28/26 ZC meeting contingent upon approval of Case V-02-26.**

YEAR TO DATE (2026):

Certificates issued in 2026.	12	Conditional Use requested in 2026	1
Declarations received in 2026.	6	Conditional Use approved in 2026.	0
		Conditional Use denied in 2026.	1
Variances requested in 2026.	4	Zoning Amendments requested in 2026. . .	4
Variances approved in 2026	2	Zoning Amendments approved in 2026 . . .	1
Variances denied in 2026.	2	Zoning Amendments denied in 2026	0

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:
June 16, 2026 at 7:00PM. Bethel Township will have two cases on the agenda: ZA-03-26 and ZA-04-26.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):
May meet June 25, 2026 at 6:30PM to hear Case V-02-26.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):
Will meet June 25, 2026 at 7:30PM to hear Cases ZA-03-26 and ZA-04-26.

BETHEL TOWNSHIP BOARD OF TRUSTEES:
Will meet July 14, 2026 for a public hearing for Cases ZA-03-26 and ZA-04-26.

	Junk/Debris	High Grass	Construction Related	Health Referrals	Other	Total Issued	Total Cleared
Month	1	0	0	0	1	2	2
YTD	9	0	1	0	8	18	0

2026 ZONING ENFORCEMENT (YTD):

	Junk/Debris	High Grass	Construction Related	Health Referrals	Other	Total Issued	Total Cleared
Month	1	0	0	0	1	2	0
YTD	9	0	1	0	8	18	0

Just a reminder that the Zoning Boards are continuing their review of the current zoning regulations and will be proposing changes to the text. These discussions are open to the public and your input is wanted – what would you like to see changed? The current zoning regulations can be found on the website for review or drop by the office to discuss. Keep an eye on the website and social media for notices.

D. Report from the Township Administrator – Trustee Julie Reese, Acting Township Administrator

There are 7 resolutions on the agenda this evening:

- The first is to consider the re-zoning case that was the subject of this evening’s public hearing.
- Next is a resolution declaring the Township’s intent to place the Fire & EMS levy on the ballot as a renewal. It is a 3.9 mill levy expiring this year. No new taxes.
- Following are resolutions regarding regulating junk motor vehicles and nuisance conditions.
- Next is a resolution to update our zoning fee schedule. Fees have not been increased since 2017 and they no long cover the costs of processing the applications as they stand.
- Then we have a resolution proposing amendments to the zoning resolution text.
- The last resolution is to record the electronic payments and warrants for May.

V. TRUSTEE REPORTS

- A. Trustee Wilkerson
- B. Trustee Reese
- C. Trustee Dick – absent

VI. FINANCIAL REPORTS – Fiscal Officer Rhonda Ross

A. Credit card detail: Statement 5/26/26

Stmt Date	By	Tx Date	Description	Amount	
5/26/26	Schiebrel	4/22/26	Comfort Inns - lodging at conference	\$589.68	
5/26/26	Schiebrel	4/22/26	Conner's Kitchen and Bar - meal at conference	\$67.77	
5/26/26	Schiebrel	5/20/26	DigitalSpace - web hosting	\$48.50	
5/26/26	Schiebrel	5/20/26	WhenToWork - scheduling software for fire dept 1 year	\$522.00	
5/26/26	Schiebrel	5/21/26	Microsoft	\$54.04	
5/26/26	Schiebrel	5/20/26	HSI - emergency care sol - CPR instructor license/class for Weldon and Schiebrel	\$59.86	
5/26/26	Schiebrel	5/21/26	Taylor's Tins - challenge coins for employee awards	\$108.00	
5/26/26	Ross	4/26/26	Adobe - dreamweaver for website updates	\$32.09	
5/26/26	Ross	5/6/26	City Electric Supply - covers for open junction boxes in meeting room	\$9.87	
5/26/26	Reese	4/24/26	stamps to mail payments and correspondence	\$78.00	
5/26/26	Reese	4/24/26	stamps to notice citizens of zoning cases/violations	\$156.00	
5/26/26	Reese	4/26/26	amazon - "withdrawn" stamp	\$9.49	
5/26/26	Reese	4/27/26	amazon - name plates for Gary Cornish and Michael Statesman	\$17.08	
5/26/26	Reese	4/26/26	amazon - fireproof/waterproof safe to hold critical docs and computer backup media	\$349.99	
5/26/26	Reese	5/6/26	OTA - advertise zoning administrator open position	\$20.00	
5/26/26	Reese	5/11/26	amazon - chairs for the meeting room	\$575.88	
5/26/26	Reese	5/11/26	decorations	\$36.87	
5/26/26	Reese	5/22/26	late fee	\$39.00	
5/26/26	Reese	5/22/26	late fee reimbursed	(\$39.00)	
				Purchases...	\$2,735.12

B. Receipt report: 5/1/2026 to 5/31/2026

Post	Tx Date	Type	Receipt#	Source	Total	Status	Purpose
5/5/26	5/5/26	STD	110-2026	Miami County Municipal Court	\$974.00	O	Criminal / Traffic Fines Check# 036193
5/12/26	5/12/26	STD	111-2026	Blue Cross/Blue Shield	\$120.99	O	EMS for Judith Hoskins Check# 217233755
5/12/26	5/12/26	STD	112-2026	Bogle Investments LLC	\$200.00	O	Zoning fees for case# ZC-11-26 Check# 1178
5/12/26	5/12/26	STD	113-2026	Randy & Priscilla Adkins	\$100.00	O	Zoning fees for case# ZC-10-26 Check# 2043 This is a second pmt. Check# 2041 for \$100 was entered previously.
5/12/26	5/12/26	STD	114-2026	John&Katherine Foland	\$100.00	O	Zoning fees for case# ZC-09-26 Check# 2520
5/12/26	5/12/26	STD	115-2026	Bureau of Workers' Compensation	\$1,401.79	O	Group Retro Annual Evaluation Employer premium refund for 2025 Check# 7468130
5/14/26	5/20/26	STD	116-2026	MIAMI COUNTY AUDITOR	\$4,575.43	O	APRIL - Local govt \$4006.48 Local govt supplement \$568.95
5/20/26	5/20/26	STD	117-2026	Western United Life Insurance	\$125.04	O	EMS for Thomas E Burrowes Check# 2221762349
5/20/26	5/20/26	STD	118-2026	BC/BS of Michigan	\$114.28	O	EMS for Phillis E Conley Check# 217282578
5/21/26	5/21/26	STD	119-2026	MIAMI COUNTY AUDITOR	\$18,379.39	O	APRIL - Auto reg twp levy/perm tax \$4082.00 Auto reg twp perm. ORC4504.16 \$942.00 Auto reg - twps \$1035.11 Cents per gallon \$2483.29 Gas excise tax \$9836.99
5/31/26	5/31/26	STD	120-2026	Charter Communications	\$6,009.84	O	Charter Communications franchise fees Check# 81446479
Total Revenue...					\$32,100.76		

Type: STD - Standard Receipt, INT - Interest Receipt, MEMO - Memo Receipt, GAIN - Capital Gain, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation
Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

VII. **PUBLIC COMMENTS** on items on the agenda

VIII. **DISCUSSION ITEMS**

- A. Food trucks at Zoning Commission on 6/25 and Trustee Zoning Public Hearing on 7/14
- B. Budget

IX. **ACTION ITEMS**

- A. **RESOLUTION #26-06-054:** A RESOLUTION APPROVING CASE ZA-02-26: A REQUEST FROM KFDR LLC TO SPLIT A 0.50 ACRE PARCEL FROM EXISTING 15.283 ACRE PARCEL ID# A01-046200 LOCATED AT 6445 US 40, AND TO REZONE IT FROM A-2 TO R-1AAA.

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

- B. **RESOLUTION #26-06-055:** A RESOLUTION DECLARING THE INTENTION TO LEVY A TAX IN EXCESS OF THE TEN MILL LIMITATION AND REQUESTING OF THE MIAMI COUNTY AUDITOR CERTIFICATIONS UNDER OHIO REVISED CODE SECTION 5705.03

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

- C. **RESOLUTION #26-06-056:** A RESOLUTION REGULATING THE STORAGE AND ACCUMULATION OF JUNK MOTOR VEHICLES ON PRIVATE AND PUBLIC PROPERTY WITHIN THE UNINCORPORATED AREA OF BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTIONS 505.173 AND 505.871

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

D. **RESOLUTION #26-06-057:** A RESOLUTION REPEALING RESOLUTION #05-07-172 AND ESTABLISHING UPDATED PROCEDURES FOR THE DECLARATION OF NUISANCE AND ABATEMENT, CONTROL, AND/OR REMOVAL OF NUISANCE CONDITIONS ON REAL PROPERTY WITHIN THE UNINCORPORATED AREA OF BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTIONS 505.87, 971.33, 971.34, AND 5579.05

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

E. **RESOLUTION #26-06-058:** A RESOLUTION AMENDING THE FEE SCHEDULE FOR THE ZONING DEPARTMENT PER SECTION 519.12 OF THE OHIO REVISED CODE

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

F. **RESOLUTION #26-06-059:** A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

G. **RESOLUTION #26-06-060:** A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

X. **PUBLIC COMMENTS** on any topic

XI. **ANNOUNCEMENTS**

- June 16 County Planning Commission Mtg. in Troy, 7:00pm, we will have cases on the agenda
- June 19 Juneteenth observed, Township offices closed
- June 25 BZA Meeting 6:30pm*/Zoning Commission 7:30pm*
- July 1 Historical Society Meeting
- July 7 Trustee Workshop Meeting, Township Meeting Room, 6:00pm
- July 14 Trustee Business Meeting & Zoning Public Hearing, Township Meeting Room, 6:00pm

* indicates a meeting will be held only if needed

XII. **ADJOURNMENT** motioned by Trustee _____ Seconded by Trustee _____

Vote: Trustee Dick: Absent Trustee Wilkerson: _____ Trustee Reese: _____

Time: _____

ZC Case ZA-02-26

Case: ZA-02-26: A request from KFDR LLC, New Carlisle, OH 45344 to amend the zoning resolution to split a 0.50 acre parcel from an existing 15.283 acre parcel and re-zone it from A-2 to R-1AAA. Parcel address is 6445 US 40, Tipp City, OH. *Per Bethel Township Zoning Resolution Article 16 A-2, Section 16.05, the minimum lot area must be 20 acres. Per Article 8, R-1AAA, Section 5.05, the minimum lot area for a Single Family Dwelling with a public sewer system must be 1 acre.* Miami County Parcel ID# A01-046200.

GENERAL INFORMATION:

Applicant/Property Owner: KFDR LLC by Stephen D. Landes

Property Address: 6445 US 40, Tipp City, OH

Current Zoning: A-2 Agricultural District

Location: 8th parcel west of N 5th St on the north side of US 40

Existing Land Use: Agricultural /Residential

Bethel Land Use Plan: Rural 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
West	A-2 General Agricultural District

Road Frontage: 100'

Exhibits:

- A – Bethel Township Zoning Map*
- B – Aerial Vicinity Map*
- C – Application*
- D – Drawing of proposed split*

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: Unanimously recommended with contingency that variances must be approved by the BZA (minimum lot size, road frontage) and possibly side setback if imposed by the Trustees

PRIOR ZONING CASES:

6/4/2018 Zoning Certificate ZC-16-18 Sign permit on A-2, along US 40, roughly in the center of the current lot's east-west boundaries.

Exhibit A – Bethel Township Zoning Map

JS Route 40, Tipp City, OH X
search results for 6445 US Rout...

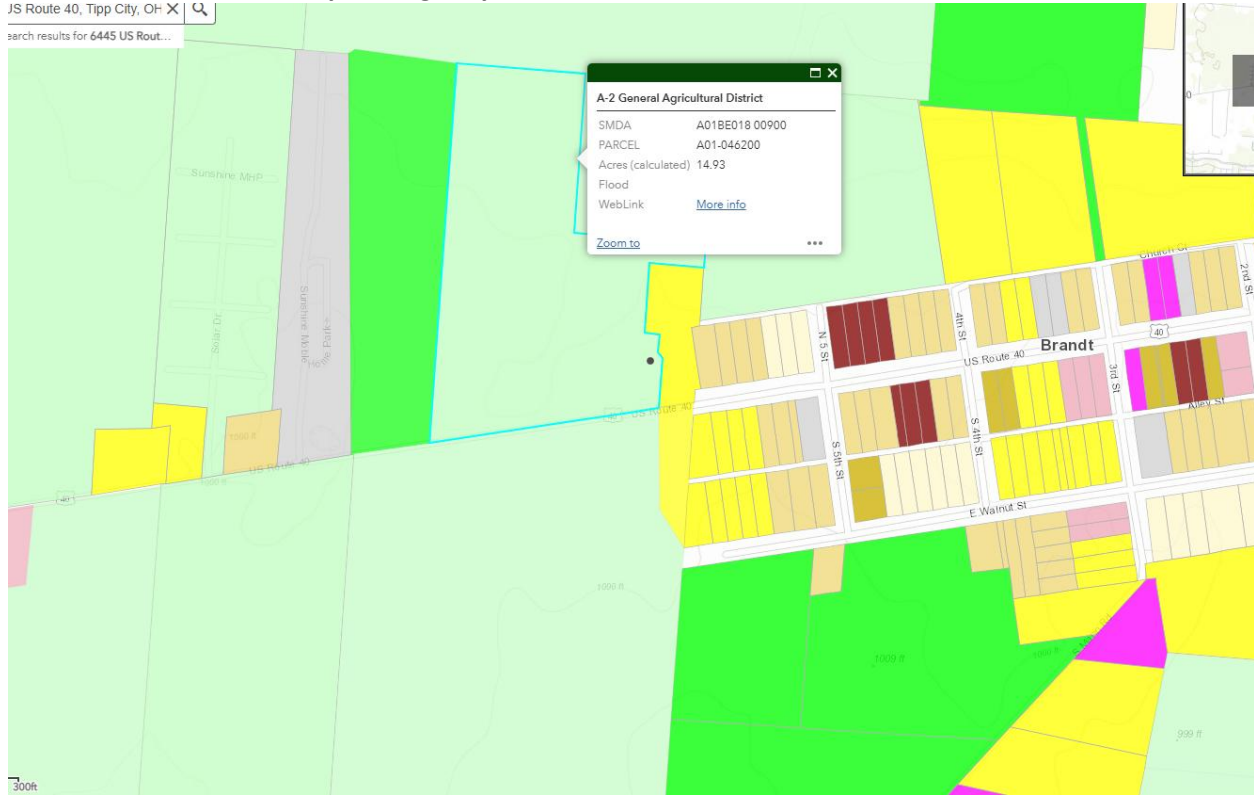


Exhibit B – Aerial Vicinity Map

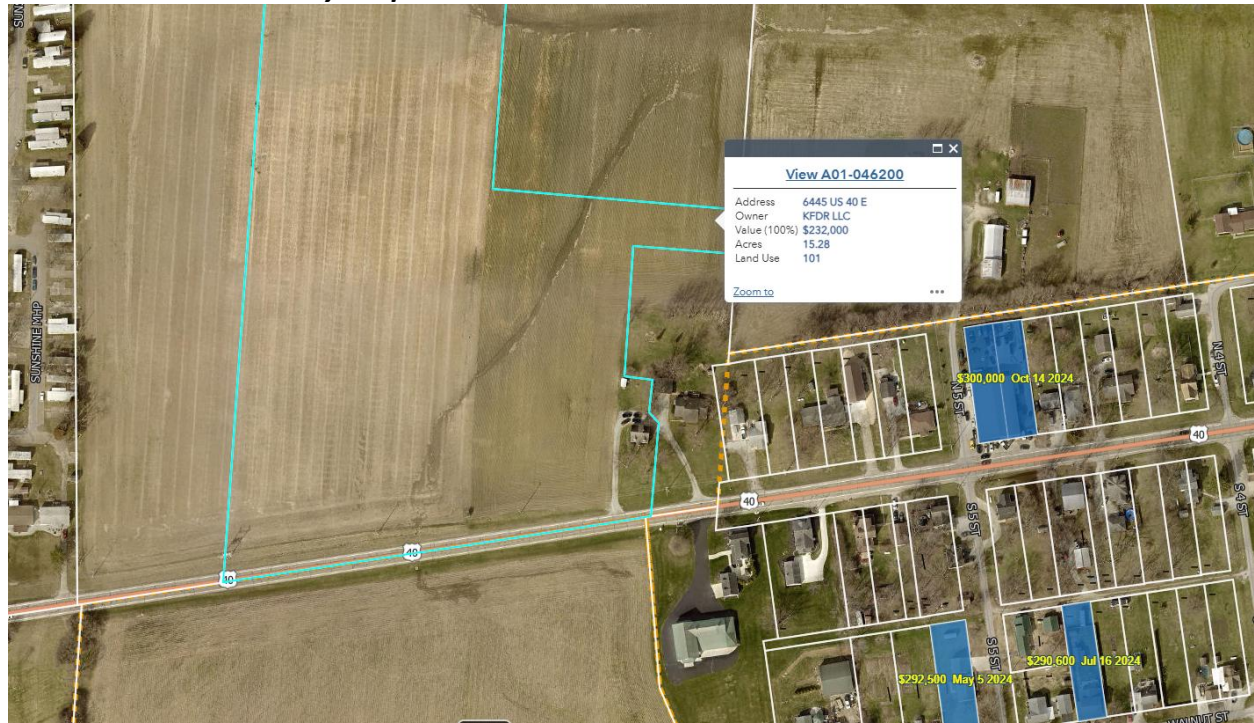


Exhibit C - Application



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-02-26

SECTION I: PROPERTY INFORMATION

Property Location: 5445 US 40 Tipp City, OH	Acreage: 15.283
Section: 14 Town: 2 Range: 9	Parcel: A01-045200
Subdivision Name and Lot No.:	Zoning District: A-2

SECTION II: APPLICANT INFORMATION

Applicant Name: KFDR LLC by Stephen D. Landes	Phone: 937.271.5239
Address: 6490 Ross Rd City, State: New Carlisle	Zip Code: 45344
Property Owner: KFDR LLC	Phone:
Address: 6490 Ross Rd City, State: New Carlisle	Zip Code: 45344

SECTION III: AREA TO BE AMENDED

Current Zoning: Agriculture
Current Use: Homesite and Cropland
Proposed Zoning: Homesite: R1AAA (currently on Miami County Water and Sewer). Remainder: Agriculture
Proposed Use: Unchanged: Homesite and Cropland
Description of Proposed Area To Be Rezoned: Please see 1 page attached.

SECTION IV: WATER AND SANITATION INFORMATION

PUBLIC WATER AVAILABLE? Y N PUBLIC SEWER AVAILABLE? Y N HYDRANTS WITHIN 500'? Y N
 SANITATION ~~IS~~ 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.

Stephen D. Landes 4-10-26
 Builder/Applicant Date
 Only One Signature Required

KFDR LLC BY:
Stephen D. Landes MEMBER 4-10-26
 Owner Date

SECTION VII: ADMINISTRATIVE ACTION

APPLICATION RECEIVED BY: STEPHEN D. LANDES	DATE OF APPLICATION: 4-10-26
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:

April 10, 2026

KFDR LLC

Property owner wishes to separate the 1930's era home from the 15+/- acres of cropland in the parcel with minimal impact to the cropland.

- This home site is unique, being 15.283 acres in a neighborhood where the typical parcel is .23 acres. Many homes are built on two parcels (.46 acres)
- Literal interpretation of the zoning resolution would create a 1 acre parcel. To do so would unnecessarily impact the crop farming of the remaining acreage. (this property is currently serviced by Miami County water and sewer)
- The special conditions do not result from previous actions of the applicant.
- The proposed .50 acre lot with 100' of frontage conforms nicely to the neighborhood. This is the minimum variance that will allow a reasonable use of both the land and home site.

Thank you for your consideration.

Stephen Landes,

Member

Exhibit D – Drawing of proposed split provided at the Zoning Commission Hearing





RESOLUTION #26-06-054

A RESOLUTION APPROVING CASE ZA-02-26: A REQUEST FROM KFDR LLC TO SPLIT A 0.50 ACRE PARCEL FROM EXISTING 15.283 ACRE PARCEL ID# A01-046200 LOCATED AT 6445 US 40, AND TO REZONE IT FROM A-2 TO R-1AAA

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

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

WHEREAS, a request has been made by KFDR LLC of New Carlisle, OH, to split off a 0.50 acre lot, which would include the house, from parcel ID# A01-046200 located at 6445 US 40, and rezone the 0.50 acre to R-1AAA; **AND**

WHEREAS, the current parcel is zoned A-2, which requires a minimum of 20 acres, therefore, the remaining ground would need to be rezoned to A-1 which requires a minimum of 5 acres or that it be combined with an adjacent lot to continue to qualify for A-2 zoning; **AND**

WHEREAS, the 0.50 acre parcel to be split would need several variances to be in compliant with the current zoning regulations which require a minimum of 1 acre with sewer, a minimum of 200' of road frontage, and a side setback for a dwelling of 20'; **AND**

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

WHEREAS, the Bethel Township Zoning Commission unanimously recommended approval of the proposed rezoning with the condition that the lot size and road frontage variances were approved by the Bethel Township Board of Zoning Appeals, and that the side setback variance was considered as a contingency by the Trustees. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that Zoning Case ZA-02-26, a request from KFDR LLC to split a 0.50 acre parcel from existing 15.283 acre parcel ID# A01-046200 located at 6445 US 40, and to rezone it from A-2 to R-1AAA be approved, contingent upon approval of the needed variances for minimum lot size, minimum road frontage, and side setback by the Bethel Township Board of Zoning Appeals; **AND**

BE IT FURTHER RESOLVED that, to be in compliance with current zoning regulations, one of the following two must occur as part of the split:

SECTION 1. The remaining acreage of +/-14.78 acres of A01-046200 be rezoned from A-2 to A-1.

SECTION 2. To continue to qualify for A-2 zoning, the remaining acreage of +/-14.78 acres be combined with adjacent parcel A01-045500, 129.11 acres located at 6410-6490 E Ross Rd, New Carlisle, OH.

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

Vote:	Trustee Kama Dick	Absent	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

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



RESOLUTION #26-06-055

A RESOLUTION DECLARING THE INTENTION TO LEVY A TAX IN EXCESS OF THE TEN MILL LIMITATION AND REQUESTING OF THE MIAMI COUNTY AUDITOR CERTIFICATIONS UNDER OHIO REVISED CODE SECTION 5705.03

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

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

WHEREAS, the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio is the taxing authority of Bethel Township Fire District One, which fire district consists of all of the unincorporated territory contained within Bethel Township, Miami County, Ohio, lying outside of the city of Huber Heights, Miami County, Ohio, and the city of Tipp City, Miami County, Ohio; **AND**

WHEREAS, it appears that the amount of taxes which may be raised within the ten-mill limitation will be insufficient to provide an adequate amount for the necessary requirements needed for fire protection and emergency medical service within Bethel Township Fire District One and it is the intention of the Board of Trustees to levy a tax in excess of the ten-mill limitation within said fire district; **AND**

WHEREAS, as permitted by Ohio Revised Code section 5705.19(I), it is necessary to levy a tax in excess of such ten-mill limitation for the purpose of providing Fire and Emergency Medical Services upon the entire territory contained within Bethel Township Fire District One, Miami County, Ohio; **AND**

WHEREAS it is the intention of the Board of Trustees, the taxing authority of Bethel Township Fire District One, Miami County, Ohio, to levy a tax in excess of said limitation, said levy to be put up for vote by the electors of Bethel Township Fire District One, Miami County, Ohio at the general election to be held on November 3, 2026.

NOW THEREFORE, AS PERMITTED BY OHIO REVISED CODE SECTION 5705.19(I), BE IT RESOLVED, the Board of Trustees of Bethel Township as taxing authority for Bethel Township Fire District One, Bethel Township, Miami County, Ohio, no fewer than two-thirds (2/3) of all of the members thereof concurring, that it is necessary to levy a tax in excess of the ten mill limitation for the benefit of the entire territory contained within Bethel Township Fire District One, Bethel Township, Miami County, Ohio, for the purposes of funding

THE PROVISION OF FIRE AND EMERGENCY MEDICAL SERVICES

at a proposed rate not exceeding FOUR AND NINETY ONE-HUNDRETHS (4.90) MILLS for each one dollar (\$1.00) of valuation, and which shall be a **RENEWAL LEVY OF AN EXISTING TAX TO BE LEVIED FOR A PERIOD OF FIVE (5) YEARS**, beginning with tax year 2027 and continuing for tax years 2028, 2029, 2030 and 2031; and to be first collected in calendar year 2028, and continuing for calendar years 2029, 2030, 2031, and 2032 and which proposed levy shall be a **RENEWAL LEVY OF AN EXISTING TAX**, all as permitted under Ohio Revised Code section 5705.19(I); **AND**

BE IT FURTHER RESOLVED, that the Board of Trustees of Bethel Township, as taxing authority for Bethel Township Fire District One, Bethel Township, Miami County, Ohio, hereby requests the Miami County Auditor to certify to said body, all in accordance with Ohio Revised Code section 5705.03(B):

- (1) the total current tax valuation of all the real property contained within the entire territory of Bethel Township Fire District One, Bethel Township, Miami County, Ohio; **and**

- (2) the proposed levy's rate, expressed in dollars, rounded to the nearest dollar, for each one hundred thousand dollars of the Miami County Auditor's appraised value; **and**
- (3) the dollar amount of revenue, rounded to the nearest dollar, that would be generated by the specified number of mills for each one dollar of taxable value; **and**
- (4) an estimate of the levy's annual collections, rounded to the nearest dollar, which shall be calculated assuming that the amount of the tax list of the Bethel Township Board of Trustees as taxing authority for Bethel Township Fire District One, remains throughout the life of the levy the same as the amount of the tax list most recently certified by the Auditor of Miami County, Ohio pursuant to Ohio Revised Code section 319.28; **AND**

BE IT FURTHER RESOLVED, that the Fiscal Officer of the Board of Trustees of Bethel Township be, and hereby is, directed to certify a true and complete copy of this Resolution, and to direct the same to the Auditor of Miami County, Ohio, and further that the said officer cause the certifications alluded to hereinabove be provided to the Board of Trustees of Bethel Township as taxing authority for Bethel Township Fire District One, Bethel Township, Miami County, Ohio, as soon as may be practicable hereafter; **AND**

BE IT FURTHER RESOLVED, that all formal actions of the Board of Trustees of Bethel Township as taxing authority for Bethel Township Fire District One, Bethel Township, Miami County, Ohio, concerning and relating to the passage of this Resolution were adopted in an open meeting of said Board, and all deliberations of said Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

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

Vote:	Trustee Kama Dick	Absent	_____
	Trustee Julie Reese		_____
	Trustee Josh Wilkerson		_____

Adopted on the 9th day of June, 2026

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

THE STATE OF OHIO)
) ss:
MIAMI COUNTY)

I, _____, Fiscal Officer of Bethel, Township, Miami County, Ohio, do certify that the foregoing is taken and copied from the Record of the Proceedings of the Board of Trustees of Bethel Township, Miami County, Ohio; that the same is a true, correct, and complete copy of the same.

Witness my signature, this _____ day of _____, 20_____.

Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-06-056

**A RESOLUTION REGULATING THE STORAGE AND ACCUMULATION OF JUNK MOTOR VEHICLES
ON PRIVATE AND PUBLIC PROPERTY
WITHIN THE UNINCORPORATED AREA OF BETHEL TOWNSHIP, MIAMI COUNTY, OHIO,
PURSUANT TO OHIO REVISED CODE SECTIONS 505.173 AND 505.871**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

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

WHEREAS, the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio ("Board") is authorized by Ohio Revised Code Section 505.173 to adopt resolutions as the Board considers necessary to regulate the storage of junk motor vehicles on private or public property within the unincorporated area of the Township; **AND**

WHEREAS, Ohio Revised Code Section 505.871 authorizes the Board to provide for the removal and disposal of junk motor vehicles from private or public property within the unincorporated area of the Township; **AND**

WHEREAS, the Board has determined that the storage and accumulation of junk motor vehicles on private and public property within the Township constitutes a threat to the health, safety, and welfare of the residents and negatively impacts property values, neighborhood character, and the general welfare of the community; **AND**

WHEREAS, the Board desires to establish regulations, definitions, procedures, and penalties to address the storage and accumulation of junk motor vehicles in the unincorporated area of Bethel Township. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that

SECTION 1. DEFINITIONS. As used in this Resolution, the following terms shall have the meanings set forth below:

- A. "Junk motor vehicle" means a motor vehicle that meets all of the following criteria, as set forth in Ohio Revised Code Section 505.173(E): (1) is three (3) model years old, or older; (2) is apparently inoperable; and (3) is extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine, or transmission.
- B. "Apparently inoperable" means a motor vehicle that has one or more conditions that would preclude its legal operation on public streets or highways, including but not limited to: flat or missing tires, broken windshield, expired or no license plates, or inability to start or move under its own power.
- C. "Collector's vehicle" means any motor vehicle or agricultural tractor or traction engine of special interest; that has a fair market value of one hundred dollars (\$100.00) or more, whether operable or not; and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, but not as the owner's principal means of transportation.
- D. "Person" means any natural person, firm, partnership, association, corporation, or other legal entity.
- E. "Property" means any real property, whether publicly or privately owned, located within the unincorporated area of Bethel Township, Miami County, Ohio.

SECTION 2. PROHIBITION ON STORAGE OF JUNK MOTOR VEHICLES.

- A.** No person shall store, park, place, or permit to remain on any property within the unincorporated area of Bethel Township any junk motor vehicle, except as specifically exempted in Section 5 of this Resolution.
- B.** For purposes of this section, a junk motor vehicle shall be deemed "stored" if it has remained on the property for a period of seventy-two (72) hours or more.

SECTION 3. ENFORCEMENT AND NOTICE PROCEDURES.

- A.** Upon determination that a junk motor vehicle is being stored in violation of this Resolution, the Board, its designated Zoning Inspector, Township Administrator, or other authorized agent shall cause written notice to be served upon the owner or occupant of the property on which the junk motor vehicle is located, upon any holders of liens of record on the property. Where the registered owner of the vehicle is different from the property owner and is reasonably ascertainable, the Township may also serve written notice upon that registered owner.
- B.** Such notice shall be sent by certified mail, return receipt requested, to the last known address of the property owner, to any holders of liens of record on the property, and, if applicable, to the registered vehicle owner. If the property contains any structures, a copy of such notice shall also be posted on the principal structure on the property, and a photograph taken of such posted notice with a camera capable of recording the date of the photograph on it. If a notice sent by certified mail is refused or unclaimed, or if the owner's address is unknown and cannot reasonably be ascertained through the exercise of reasonable diligence, the notice shall be published once before removal using at least one of the following methods: (a) in the print or digital edition of a newspaper of general circulation within the Township; (b) on the official public notice web site established under Ohio Revised Code Section 125.182; or (c) on the web site and social media account of the Township.
- C.** The notice shall contain: (1) a description and location of the junk motor vehicle(s); (2) a statement that the vehicle(s) constitute a violation of this Resolution; (3) a demand that the junk motor vehicle(s) be removed, repaired to operable condition and properly licensed, or otherwise brought into compliance within fourteen (14) days after service of the notice; (4) a statement that failure to remove the vehicle(s) within fourteen (14) days after service of the notice may result in the removal and disposal of the vehicle(s) by the Township at the property owner's expense, and that all costs incurred may be entered upon the tax duplicate and become a lien upon the property from the date of entry; and (5) a statement that the property owner may request a hearing before the Board within the fourteen (14) day notice period.
- D.** If the property owner requests a hearing within fourteen (14) days, the Board shall schedule and conduct a hearing at its next regular or special meeting. The Board shall render a decision at or promptly following the hearing. If the Board determines that a violation exists, the property owner shall have an additional seven (7) days from the date of the Board's decision to comply.

SECTION 4. REMOVAL BY TOWNSHIP AND COST RECOVERY.

- A.** A junk motor vehicle located on public property may be removed immediately pursuant to Ohio Revised Code Section 505.871(B). For a junk motor vehicle located on private property, if the owner or occupant fails to remove or bring it into compliance within the fourteen (14) day notice period (or, if a hearing was held, within seven (7) days of the Board's decision), the Board shall provide for the removal and disposal of the junk motor vehicle(s) pursuant to Ohio Revised Code Section 505.871(C), and may employ the necessary labor, materials, and equipment to perform the task. In no event shall removal from private property occur sooner than fourteen (14) days after service of the notice.
- B.** All costs incurred by the Township in providing for the removal and disposal of any junk motor vehicle(s), including but not limited to the Township's costs for its services, towing, storage, disposal, administrative costs, any fees or interest paid to borrow moneys, and the cost of providing notice, shall be paid out of the Township general fund from moneys not otherwise appropriated; except that, if the costs exceed five hundred dollars (\$500.00), the Board may borrow moneys from a financial institution to pay the costs in whole or in part, as permitted by Ohio Revised Code Section 505.871(D).

- C. Pursuant to Ohio Revised Code Section 505.871(E), the Board shall collect the total cost of removal and disposal. To do so, the Board shall make a written report to the Miami County Auditor of the Board's action. The Board shall include in the report a proper description of the property and a statement of all expenses incurred and the date of their incurrence in providing for the removal and disposal of the junk motor vehicle(s), including the Board's costs for its services, the costs incurred in providing notice, any fees or interest paid to borrow moneys, and the amount paid for labor, materials, and equipment to abate the nuisance contained on the property.
- D. On behalf of the Board, the Fiscal Officer shall prepare the report described in Section 4(C) above and provide such report to the Board for approval. Once approved by the Board, the Fiscal Officer shall deliver the report, along with a certified copy of this Resolution, any notices issued, and a certified copy of the Resolution approving the report, to the Miami County Auditor.
- E. The costs incurred, when allowed, shall be entered upon the tax duplicate, shall be a lien upon the property from the date of entry, shall be collected as other taxes, and shall be returned to the Township and placed in the Township general fund.

SECTION 5. EXEMPTIONS. This Resolution shall not apply to:

- A. A collector's vehicle stored on private property with the permission of the person having the right to possession of the property; provided, however, that any unlicensed collector's vehicle stored in the open shall be concealed by means of buildings, fences, vegetation, terrain, or other suitable screening. This exemption does not apply to a collector's vehicle that meets all of the junk motor vehicle criteria set forth in Section 1.A of this Resolution; pursuant to Ohio Revised Code Section 505.173(C), such a vehicle is a junk motor vehicle and is subject to this Resolution, whether licensed or unlicensed.
- B. A motor vehicle stored wholly within an enclosed building or structure.
- C. A motor vehicle on the premises of a business enterprise lawfully operated, to the extent necessary for the operation of such business.
- D. The operation of a scrap metal processing facility licensed under authority of Ohio Revised Code Sections 4737.05 to 4737.12.
- E. The operation as a motor vehicle salvage dealer, salvage motor vehicle auction, or salvage motor vehicle pool of a person licensed under Ohio Revised Code Chapter 4738.
- F. The provision of towing and recovery services conducted under Ohio Revised Code Sections 4513.60 to 4513.63.

SECTION 6. PENALTIES.

- A. Whoever violates any provision of this Resolution is guilty of a minor misdemeanor as provided in Ohio Revised Code Section 505.173. Each day that a violation continues constitutes a separate offense. Fines levied and collected under this Section shall be paid into the Township general revenue fund.
- B. In addition to the penalties set forth above, the Board may institute an action for injunction, mandamus, abatement, or any other appropriate action or proceeding in any court of competent jurisdiction to prevent, restrain, or abate any violation of this Resolution.
- C. The remedies provided herein are cumulative and are in addition to, and not in lieu of, any other remedies available to the Township under the Ohio Revised Code, including but not limited to the nuisance abatement procedures adopted pursuant to Ohio Revised Code Sections 505.86 and 505.87.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 8. EFFECTIVE DATE.

This Resolution shall be in full force and effect immediately upon adoption. All formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board, and all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

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

Vote:	Trustee Kama Dick	Absent	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

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



RESOLUTION #26-06-057

A RESOLUTION REPEALING RESOLUTION #05-07-172 AND ESTABLISHING UPDATED PROCEDURES FOR THE DECLARATION OF NUISANCE AND ABATEMENT, CONTROL, AND/OR REMOVAL OF NUISANCE CONDITIONS ON REAL PROPERTY WITHIN THE UNINCORPORATED AREA OF BETHEL TOWNSHIP, MIAMI COUNTY, OHIO, PURSUANT TO OHIO REVISED CODE SECTIONS 505.87, 971.33, 971.34, AND 5579.05

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

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

WHEREAS, the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio ("Board") adopted Resolution #05-07-172 on July 5, 2005, establishing procedures for nuisance abatement pursuant to Ohio Revised Code Sections 505.87, 971.34, and 5579.05; **AND**

WHEREAS, Resolution #05-07-172 replaced the earlier Resolution #117-02, adopted July 23, 2002, which had established the original nuisance abatement procedures for the Township; **AND**

WHEREAS, since the adoption of Resolution #05-07-172, the Ohio Revised Code has been amended, the costs of abatement have increased, and the Board has gained substantial experience in enforcing nuisance conditions; **AND**

WHEREAS, the Board desires to repeal Resolution #05-07-172 and adopt updated procedures that reflect current statutory requirements, provide clearer notice and hearing procedures, establish current cost recovery rates, and more fully protect the health, safety, and welfare of Township residents; **AND**

WHEREAS, Ohio Revised Code Section 505.87 authorizes the Board to provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris that the Board determines to be a nuisance, and to recover all costs incurred; **AND**

WHEREAS, Ohio Revised Code Section 971.34 authorizes the Board, upon proper complaint and after viewing the premises, to cause the cutting of brush, briars, thistles, or other noxious weeds that Section 971.33 of the Ohio Revised Code requires an owner to keep cut along a partition fence; **AND**

WHEREAS, Ohio Revised Code Section 5579.05 authorizes the Board to give notice for the removal of noxious weeds. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that

SECTION 1. REPEAL OF PRIOR RESOLUTION.

Resolution #05-07-172, adopted July 5, 2005, and Resolution #117-02, adopted July 23, 2002, are hereby repealed in their entirety and replaced by this Resolution. Any property-specific nuisance resolutions previously adopted by the Board shall remain in full force and effect and are not affected by this repeal.

SECTION 2. DEFINITIONS. As used in this Resolution, the following terms shall have the meanings set forth below:

- A. "Nuisance" means any condition on real property within the unincorporated area of Bethel Township that the Board determines to be dangerous, unhealthy, unsightly, or detrimental to the neighborhood, community, or the general welfare, including but not limited to: (1) accumulations of vegetation, including grasses in excess of eight (8) inches; (2) garbage, refuse, trash, or other debris; (3) abandoned, discarded, or unused objects or equipment, including but not limited to furniture, appliances, and building materials; (4) noxious weeds as designated by the Ohio Department of Agriculture in Ohio Administrative Code 901:5-37, as may be amended; and (5) any other condition that the Board determines constitutes a nuisance under Ohio Revised Code Sections 505.87, 971.34, or 5579.05.
- B. "Property" means any real property, whether publicly or privately owned, located within the unincorporated area of Bethel Township, Miami County, Ohio.
- C. "Owner" means the record owner of real property as shown on the records of the Miami County Auditor or Miami County Recorder.

SECTION 3. DECLARATION OF NUISANCE AND ORDER OF ABATEMENT.

- A. The Board may adopt a resolution, pursuant to Ohio Revised Code Section 505.87, declaring that conditions existing on a specific property constitute a nuisance and ordering the abatement, control, or removal of such nuisance conditions.
- B. A property-specific nuisance resolution adopted under this Section shall identify: (1) the property address and Miami County Permanent Parcel Number; (2) the record owner(s) of the property; (3) the holders of liens of record, if known; (4) the nuisance conditions found to exist; and (5) the time period within which the owner must abate, control, or remove the nuisance, which shall be not less than seven (7) days from the date of notice.

SECTION 4. NOTICE PROCEDURES.

- A. Upon adoption of a property-specific nuisance resolution, the Fiscal Officer or the Fiscal Officer's designee shall send, by certified mail, a copy of the resolution and notice to the owner(s) of the property at the last known and best address(es), and to all holders of liens of record at their last known addresses.
- B. In addition, a copy of such notice shall be posted on the principal structure on the property and a photograph taken of such posted notice with a camera capable of recording the date of the photograph on it.
- C. If the owner's address is unknown and cannot be reasonably obtained, the notice shall be published once in a newspaper of general circulation in the Township.

- D. A copy of the property-specific nuisance resolution shall accompany all mailed and posted notices.
- E. The contents of the notice shall: (1) order the owner to abate, control, or remove the nuisance conditions, the maintenance of which has been determined by the Board to be a nuisance; (2) state that if the nuisance conditions are not abated, controlled, or removed, or if provision for their abatement, control, or removal is not made, within the time specified in the resolution (not less than seven (7) days), the Board shall provide for the abatement, control, or removal, and any costs incurred by the Board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

SECTION 5. NOXIOUS WEEDS ALONG PARTITION FENCES (ORC 971.33 AND 971.34).

- A. The Board may adopt a resolution, pursuant to Ohio Revised Code Section 971.34, requiring a property owner to cut brush, briars, thistles, or other noxious weeds that Ohio Revised Code Section 971.33 requires the owner to keep cut along a partition fence, as may be amended.
- B. Before adopting such a resolution, the Board must determine that an adjoining property owner, abutting on the line or partition fence of the property where the nuisance is believed to be occurring, has given ten (10) days' notice to the offending property owner.
- C. Upon ascertaining that the offending property owner has been duly notified as required by Ohio Revised Code Section 971.34, the Board shall view the offending property. If the Board determines that the brush, briars, thistles, or other noxious weeds need to be removed, the Board shall adopt a resolution at a regular or special meeting causing such removal in accordance with Section 7 of this Resolution.

SECTION 6. NOXIOUS WEEDS ON PROPERTY (ORC 5579.05).

- A. The Board may adopt a resolution, pursuant to Ohio Revised Code Section 5579.05, giving notice to an owner of property to remove noxious weeds, including but not limited to wild parsnip, wild carrot, oxeye daisy, wild mustard, and other noxious weeds.
- B. Before adopting such a resolution, the Board must receive written information from a resident or non-resident of Bethel Township in accordance with Ohio Revised Code Section 5579.05.
- C. A copy of the resolution shall be mailed to the owner of record via certified mail. If the property owner's address is unknown, it is sufficient to publish the notice once using at least one of the following methods: (1) in the print or digital edition of a newspaper of general circulation in the county; (2) on the official public notice web site established under Ohio Revised Code Section 125.182; or (3) on the web site and social media account of the Township.
- D. The property owner shall have five (5) days from the date of the resolution to remove the noxious weeds. Failure to comply within five (5) days shall authorize the Board to cause the removal in accordance with Section 7 of this Resolution.
- E. If the property is owned or operated by the Ohio Department of Natural Resources, or is park land owned and managed by the State of Ohio or a political subdivision, the Board shall notify the County Extension Agent. Within five (5) days, the Extension Agent shall meet in committee with an authorized member of the Board and an authorized supervisor designated by the Miami County Soil and Water Conservation District. The committee shall report findings and recommendations to the Board within five (5) days of the meeting, in accordance with Ohio Revised Code Section 5579.05.

SECTION 7. ABATEMENT BY TOWNSHIP AND COST RECOVERY.

- A. If the owner of the property fails to abate, control, or remove the nuisance after the notice period has expired, or no agreement for abatement has been entered into under Ohio Revised Code Section 505.87(D), the Board shall provide for the abatement, control, or removal of the nuisance and may employ the necessary labor, materials, and equipment to perform the task.
- B. All costs incurred by the Township in providing for the abatement, control, or removal of the nuisance shall be paid out of the Township general fund from moneys not otherwise appropriated.

- C. The following rates shall apply to abatement work performed by the Township or its agents:
- (1) Hourly rate for Township labor and equipment: as established by Resolution by the Township Trustees.
 - (2) Administrative fee: as established by Resolution by the Township Trustees.
 - (3) In the event that contractors are used, the actual cost incurred by the Township shall be assessed against the property owner, including but not limited to rental fees, dumping fees, disposal fees, towing fees, storage fees, and any other fees or costs incurred.
- D. Pursuant to Ohio Revised Code Section 505.87, the Board shall collect the total cost of abating, controlling, or removing the nuisance from the property. To do so, the Board shall make a written report to the Miami County Auditor of the Board's action. The report shall include a proper description of the property and a statement of all expenses incurred and the date of their incurrence in providing for the abatement, control, or removal of the nuisance, including the Board's costs for its services, the costs incurred in providing notice, any fees or interest paid to borrow moneys, and the amount paid for labor, materials, and equipment to abate the nuisance.
- E. On behalf of the Board, the Fiscal Officer shall prepare the report described in Section 7(D) above and provide such report to the Board for approval. Once approved by the Board, the Fiscal Officer shall deliver the report, along with a certified copy of the property-specific nuisance resolution, any notices issued, and a certified copy of the Resolution approving the report, to the Miami County Auditor.
- F. The costs incurred, when allowed, shall be entered upon the tax duplicate, shall be a lien upon the property from the date of entry, shall be collected as other taxes, and shall be returned to Bethel Township and placed in the Township general fund.

SECTION 8. AGREEMENTS FOR ABATEMENT.

The owner(s) and lien holders of the property may enter into an agreement with the Board or an authorized employee of the Board to secure the abatement of the nuisance, pursuant to Ohio Revised Code Section 505.87(D). Such agreement shall specify the timeline and scope of abatement and shall be documented in writing.

SECTION 9. APPLICABILITY.

Properties in the incorporated sections of Bethel Township, Miami County shall not be subject to the regulations of this Resolution.

SECTION 10. CUMULATIVE REMEDIES.

The remedies provided in this Resolution are cumulative and are in addition to, and not in lieu of, any other remedies available to the Township under the Ohio Revised Code, including but not limited to actions for injunction, mandamus, or abatement in any court of competent jurisdiction. This Resolution does not abridge, amend, or otherwise affect the Township's authority to regulate junk motor vehicles under Ohio Revised Code Section 505.173 or any resolution adopted thereunder.

SECTION 11. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. Sections of the Ohio Revised Code referenced herein may be amended, and any such amendments shall be deemed incorporated into this Resolution to the extent applicable.

SECTION 12. EFFECTIVE DATE.

This Resolution shall be in full force and effect immediately upon adoption. Upon adoption, Resolution #05-07-172 and Resolution #117-02 are hereby repealed. All formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of the Board, and all deliberations of this Board that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Ohio Revised Code Section 121.22.

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

Vote: Trustee Kama Dick Absent _____
 Trustee Julie Reese _____
 Trustee Josh Wilkerson _____

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



RESOLUTION #26-06-058

**A RESOLUTION AMENDING THE FEE SCHEDULE FOR THE ZONING DEPARTMENT
 PER SECTION 519.12 OF THE OHIO REVISED CODE**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

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

WHEREAS, the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio are permitted through Section 519.12 of the Ohio Revised Code to establish fees for zoning amendments; **AND**

WHEREAS, the Board of Trustees of Bethel Township, Miami County finds it necessary to adjust current fees. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that the following fee schedule is established to be effective immediately:

Section I. Zoning Amendments & Map Changes

Zoning Amendment (text or map)	\$600
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Section II. Planned Unit Development (PUD)

PUD - Pre-Development / 1st Stage	\$600
PUD - Final-Development / 2nd Stage	\$550
PUD - Minor Modification	\$300

Section III. Board of Zoning Appeals

Variance - Residential (first variance)	\$350
Variance - Commercial (first variance)	\$500
Conditional Use - Residential	\$350
Conditional Use - Commercial	\$500

Administrative Appeal	\$200
Multi-Variance - Residential (variances 2 and 3 on same application)*	\$175 each
Multi-Variance - Commercial (variances 2 and 3 on same application)*	\$250 each
Multi-Variance Cap (variances 4 and beyond on same application)*	no additional charge

**Note: Multi-variance structure applies when multiple variances are sought on a single application. First variance at full rate; second and third at half rate; no additional charge for variances four and beyond on the same application.*

Section IV. Zoning Certificates - Residential

New Construction - Single-Family Residence	\$300
New Construction - Multi-Family Residence	\$400 + \$100 per dwelling unit
Addition to Residence	\$0.10 per sq ft (minimum \$50, maximum \$300)
Accessory Structure - 200 sq ft or less	\$50
Accessory Structure - 201 to 500 sq ft	\$100
Accessory Structure - 501 to 1,000 sq ft	\$150
Accessory Structure - over 1,000 sq ft	\$150 + \$0.10 per sq ft
Pool - In-Ground or Above-Ground	\$100 flat
Fence	\$50
Home Occupation - Initial Permit	\$150
Home Occupation - Renewal	\$50
Short-Term Rental - Initial Permit	\$400
Short-Term Rental - Renewal	\$150

Section V. Zoning Certificates - Commercial / Industrial

New Construction - Commercial / Industrial	\$0.10 per sq ft (minimum \$600, maximum \$15,000)
Addition - Commercial / Industrial	\$0.10 per sq ft (minimum \$300, maximum \$5,000)
Accessory Structure - Commercial / Industrial (uses same tiers as residential)	see Section IV

Section VI. Signs

Permanent Sign	\$100 + \$1 per sq ft of sign face
Temporary Sign Permit (30 days, with one 30-day renewal)	\$25

Section VII. Other Use & Administrative

Change of Use (no construction)	\$200
Temporary Use or Structure	\$100
Zoning Verification or Use Compliance Letter/Certificate (per parcel)	\$50
Re-Inspection Fee (first re-inspection free; each subsequent)	\$75
Lot Split / Consolidation Review (standalone)	\$75
Expired Certificate Extension (one-time, 6 months)	\$50
Expedited Review (5 business days vs. standard 10 business days)	+50% of base fee (minimum \$50)

Section VIII. Enforcement Penalties

Built Without Permit - base penalty **	2x the otherwise applicable fee, plus \$250 administrative fee
Built Without Permit - escalation (uncorrected within 10 days of	3x the otherwise applicable fee, plus

official notice) **	\$500 administrative fee
Nuisance Abatement Administrative Fee	\$350 per abatement action
Rate for Township labor and equipment for abatement work	\$175 per hour

** Note: Example: A homeowner builds a 600 sq ft accessory structure without a permit. The applicable fee is \$150 (501-1,000 sq ft tier). The Built Without Permit base penalty is $2 \times \$150 + \$250 = \$550$. If the violation is not corrected within 10 days of official notice, the penalty escalates to $3 \times \$150 + \$500 = \$950$.

Section IX. Records & Materials

Zoning Resolution / Code Book - printed and bound	\$50
Zoning Map - printed	\$10
Zoning Resolution / Code Book - digital copy	no charge

Section X. Any Other Fee Required by the Zoning Resolution

Any application, permit, certificate, or service required by the Bethel Township Zoning Resolution and not specifically listed above***	\$100 (administrative)
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*** Note: This line is intended to capture fees referenced in the Zoning Resolution as "set by resolution" where a specific dollar amount is not otherwise listed in this schedule.

Section XI. Exemptions

Declaration of Intent - Agricultural Use (ORC §519.21)	no charge
Township-initiated zoning text or map amendments	no charge

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

Vote: Trustee Kama Dick Absent _____
Trustee Julie Reese _____
Trustee Josh Wilkerson _____

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



RESOLUTION #26-05-059

A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

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

WHEREAS, the Bethel Township Planning & Zoning Department has recommended that a text change be initiated to the current zoning resolution of Bethel Township, Miami County, originally established on December 8, 1956; **AND**

WHEREAS, staff recommends that several articles be amended to reflect the immediate needs of the Township; **AND**

WHEREAS, the Bethel Township Board of Trustees, Miami County are permitted under section 519.12 of the Ohio Revised Code to amend the zoning resolution. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that zoning text amendment Resolutions 26-05-051 and 26-05-053 are rescinded effective immediately; **AND**

BE IT FURTHER RESOLVED, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that the Planning & Zoning Department initiates the process of amending the Bethel Township Zoning Resolution to reflect the staff recommendations as follows:

1. Articles 5 R-1AAA, 7 B-2, 8 B-3, 9 B-1, 12 I-1, 13 I-2, 14 F-1, 15 A-1, and 16 A-2 Section x.05 Lot Development Standards

- **Issue:** District articles list development standards but don't mention drainage - need to set expectations by referencing it in the various districts in the Lot Development Standards sections.
- **Current (example, this may not be the last entry in all districts):**

Minimum Floor Area for Residential Uses	• 1,500 Square Feet
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- **Proposed (add Drainage and Stormwater Management row to end of table):**

Minimum Floor Area for Residential Uses	• 1,500 Square Feet
Drainage and Stormwater Management	• All subdivisions, rezonings, and construction within this District shall submit a drainage and stormwater management plan

2. §1.05 Interpretations and Conflict

- **Issue:** Need to clarify that if it is not explicitly listed in the zoning code, then it is not permitted. Does not exist today in the zoning regulations.
- **Proposed – add these paragraphs to the beginning of Section 105:**
 - **Principal Permitted Uses.** Only a use designated as a principal permitted use shall be allowed as a matter of right in a zoning district. A use which is not specifically mentioned as a principal permitted use within a zoning district shall not be permitted as a principal use upon any property by the Zoning Administrator or by the Board of Zoning Appeals.
 - **Accessory Permitted Uses.** Only uses designated as accessory permitted uses shall be allowed as a matter of right in a zoning district. Any accessory permitted use not designated shall be allowed only upon appeal and after determination by the Board of Zoning Appeals that such use is customarily incidental and subordinate to the principal permitted use of the property.
 - **Conditional Permitted Uses.** Uses designated as conditional permitted uses shall be permitted within a zoning district only upon issuance of a Conditional Use Permit by the Board of Zoning Appeals in accordance with the provisions of §2.06.D of this Resolution.
 - **Lot Development Standards.** The lot development standards set forth for each zoning district shall be the minimum standards allowed for lot development within such zoning district. Where such standards are in conflict with any other lawfully adopted rules or regulations, the more restrictive shall govern.

3. §2.06.D.2.f. Board of Zoning Appeals – Regulation of Conditional Uses – Contents of Conditional Use Permit Application – A plan of the proposed site

- **Issue:** No mention or enforcement of a Drainage and Stormwater Management Plan

- **Proposed:** replace h. **A thorough drainage and stormwater management plan;**
- **Proposed:** rename the current h. to i.

4. §2.07.A.2. Zoning Certificate – Applicability – Change in Use

- **Issue:** Zoning Department and Fire Department have no way to track where Home Occupation businesses are located in the Township. Need to clarify that a change in use includes Home Occupations.
- **Current:** A Zoning Certificate shall be required for any of the following: 2. Change in use of an existing building, accessory building, lot, or portion thereof, to a use of a different classification, excluding changing to any agricultural use;
- **Proposed:** A Zoning Certificate shall be required for any of the following: 2. Change in use of an existing building, accessory building, lot, or portion thereof, to a use of a different classification, **including, but not limited to, Home Occupations, and** excluding changing to any agricultural use;

5. §2.07.C Zoning Certificate – Zoning Certificates for Home Occupations and Fencing

- **Issue:** Zoning Department and Fire Department have no way to track where Home Occupation businesses are located in the Township. Need to clarify that a ZC is required for Home Occupation and that it must be renewed every 5 years (at the fee specified in the Township Fee Schedule). The township has a ton of problems related to not following the regulations when a fence is erected. Requiring a permit gives the zoning director the chance to inform the applicant of the existing fence, wall, and hedge rules.
- **Current:** Section 2.07.C is currently Exemptions from Zoning Certificates – suggest adding the Zoning Certificates for Home Occupations as Paragraph C and and Fences, Walls, and Hedges as Paragraph D and renumbering current paragraphs C-F to E-H. This will allow for a logical order of the new information.
- **Proposed:**
 - Add new paragraph **C: Zoning Certificates for Home Occupations**
 - Add new sub-paragraph **C.1: A Zoning Certificate shall be required for all Home Occupations.**
 - Add new sub-paragraph **C.2: Home Occupation Zoning Certificates shall expire 5 years from the date of issue. To show intent to continue operation, the permit shall be renewed by application to the Zoning Administrator by the applicant. If finding that the permit holder is in compliance with the permit conditions, the Zoning Administrator shall issue a renewal. If conditions have not been met by the applicant, action will be taken to revoke the original permit.**
 - Add new sub-paragraph **C.3: All Home Occupations shall comply with the Home Occupation requirements set forth in Section 30.27.**
 - Add new paragraph **D: Zoning Certificates for Fences, Walls, and Hedges**
 - Add new sub-paragraph **D.1: A Zoning Certificate shall be required for all Fences, Walls, and Hedges.**
 - Add new sub-paragraph **D.2: All Fences, Walls, and Hedges shall comply with the Fences, Walls, and Hedges requirements set forth in Section 30.06.**
 - Renumber the current paragraph C and subsequent paragraphs.
- **Current:** Section 30.06 F. Certificate Not Required Fences and walls shall not require a Zoning Certificate.
- **Proposed:** Delete ~~**F. Certificate Not Required Fences and walls shall not require a Zoning Certificate.**~~ and renumber **G.** Sight distance requirements to **F.** Sight distance requirements.

6. §2.07.D.1.b. Zoning Certificate – Review Procedure – Step 1 Application - The application shall include

- **Issue:** No mention or enforcement of a Drainage and Stormwater Management Plan
- **Current:** b. The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Bethel Township Zoning Department to assure the fullest practicable presentation of the facts for the permanent record. A list of minimum submittal requirements may be adopted by the Board of Township Trustees.
- **Proposed:** b. The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Bethel Township Zoning Department to assure the fullest practicable presentation of the facts for the permanent record. **The application shall include a drainage and stormwater management plan.** A list of minimum submittal requirements may be adopted by the Board of Township Trustees.

7. §2.09.C. Amendments – Application

- **Issue:** No mention or enforcement of a Drainage and Stormwater Management Plan
- **Proposed:** replace 9. **A thorough drainage and stormwater management plan;**
- **Proposed:** renumber the current bullets 9.-11. to 10.-12.

8. §2.15 Conformance with Bethel Township Miami County Zoning Resolution

- **Issue:** Applicants are asking for certificates, variances, conditional uses, and re-zonings when the property has violations or non-conformities. Need to add section 2.15 to clarify that the Township will not be processing any zoning applications if pre-existing violations exist or if violations are discovered during the research process. Note the gap in numbering to leave for future conformance requirements, such as with ODNR.
- **Proposed:**
 - **A. No Application While Outstanding Violations. The Zoning Administrator shall not accept or process a rezone, variance, or conditional use application on any parcel that has outstanding zoning violations, including violations discovered during processing of the application, except as provided in subsections C and D of this Section.**
 - **B. Sequencing. Where rezoning and a variance or conditional use are both sought, the rezoning application shall be filed, heard, and acted upon first; the variance or conditional use application may be filed only after final action on the rezoning.**
 - **C. Abatement Plan Exception. The Zoning Administrator may accept an Abatement Plan from a property owner that establishes a reasonable timeline and method for curing the outstanding violations. Upon acceptance of an Abatement Plan, the Township shall process the owner's zoning applications notwithstanding the existence of the violations being cured under the Plan, provided that:**
 - **C.1. the Abatement Plan is in writing, signed by the property owner, and accepted by the Zoning Administrator;**
 - **C.2. the Plan includes specific milestones and a final cure date not exceeding one hundred eighty (180) days from acceptance, with one ninety (90) day extension available upon written finding of good cause;**
 - **C.3. the owner remains in compliance with the Plan's milestones; and**
 - **C.4. the applications being processed are not in furtherance of, or do not perpetuate, the underlying violations.**
 - **D. New Owner Exception. A new property owner who acquired title without actual knowledge of the violations, and within thirty (30) days of acquisition demonstrates to the Zoning Administrator a good-faith effort to identify and address violations, may submit applications subject to acceptance of an Abatement Plan under Subsection C.**

9. §3.02 Words and Terms Defined - Dwelling

- **Issue:** Dwelling includes “for one household, family or individual” but is used as a basic term and could have more than one family – that number of families is specified as “Dwelling, One-Family” or “Dwelling, Two-Family”.
- **Current:** Dwelling – A building or portion thereof, designed for occupancy for residential purposes and having sleeping, kitchen and bathroom facilities **for one household, family or individual**. A dwelling unit may include an Industrialized Unit but shall not include a Manufactured Home unless it meets the additional requirements as identified in “Dwelling, Manufactured Home, Permanently Sited”.
- **Proposed: Dwelling** – A building or portion thereof, designed for occupancy for residential purposes and having sleeping, kitchen and bathroom facilities. A dwelling unit may include an Industrialized Unit but shall not include a Manufactured Home unless it meets the additional requirements as identified in “Dwelling, Manufactured Home, Permanently Sited”.

10. §3.02 Words and Terms Defined – Dwelling, Manufactured Home, Permanently Sited

- **Issue:** Dwelling, Manufactured Home, Permanently Sited is considered a single-family dwelling, but the minimum floor space is much less than that of a single family dwelling. Also, there is a “is a is” typo.
- **Current:** A permanently sited manufactured home ~~is a~~ is considered a single-family dwelling if it meets all the additional criteria:
 - 1. The structure is affixed to a permanent foundation and is connected to appropriate utilities.
 - 2. The structure, excluding any addition, has a minimum width of 22 feet.
 - 3. The structure has a minimum length of 22 feet.
 - 4. Excluding garages, porches, and attachments, the manufactured home has a minimum living area of **900** square feet.
 - 5. The manufactured home has a minimum 6-inch eave overhang including appropriate guttering.
 - 6. The manufactured home was manufactured after 1/1/95.
 - 7. The manufactured home is not located in a manufactured home park.
- **Proposed:** A permanently sited manufactured home **is** considered a single-family dwelling if it meets all the additional criteria:
 - 4. Excluding garages, porches, and attachments, the manufactured home has a minimum living area **that meets the target zoning district’s specified “Minimum Floor Area for Residential Uses”**.

11. §3.02 Words and Terms Defined – Junk Yard (Salvage Yard)

- **Issue:** Junk Yard (Salvage Yard) needs updating
- **Current:** Junk Yard (Salvage Yard) – An open area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packaged, disassembled, or handled including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A "Junk Yard" includes automobile wrecking yards and areas for storage, keeping, or abandonment of junk unless established entirely within enclosed buildings. Where the use of the land involves ~~two (2) or more unlicensed or unoperated (where applicable) vehicles~~, such condition shall be considered prima facie evidence of the existence of a junkyard.
- **Proposed:** Junk Yard (Salvage Yard) — An open area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packaged, disassembled, or handled including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A “Junk Yard” includes automobile wrecking yards and areas for storage, keeping, or abandonment of junk unless established entirely within enclosed buildings. Where the use of the land involves **five (5) or more Junk Motor Vehicles (as defined herein) stored in the open and not falling within any exemption to the Junk Vehicle definition**, such condition shall be considered prima facie evidence of the existence of a junkyard.

12. §3.02 Words and Terms Defined – Truck Transfer Terminal

- **Issues:**
 - Truck Transfer Terminal is being used for activities beyond what are intended in the definition, clarification is needed.
 - Elsewhere in the document, term is written as “Trucking Transfer Terminal”
- **Current:** Truck Transfer Terminal – Land and buildings used as a relay station for the transfer of a load from one truck or truck trailer to another, or from one party to another, which can accommodate the simultaneous loading or unloading of four (4) or more trucks.
- **Proposed:** Truck Transfer Terminal — **A facility where freight is consolidated from incoming trucks or truck trailers, sorted, and transferred to outbound vehicles for further transport, typically involving short-term storage of less than 24 hours. It shall not include vehicle repair, parts sales, or commercial truck parking rental, which are separately defined uses. Where a facility's predominant activity is the transfer of freight between vehicles for further transport (as opposed to long-term storage or local delivery), it shall be classified as a Truck Transfer Terminal regardless of how the facility is marketed or self-described by its operator.**
- **Proposed:** Add **Trucking Transfer Terminal** – See “Truck Transfer Terminal”.

13. §3.02 Words and Terms Defined – Vehicle, Collector’s

- **Issues:**
 - Vehicle, Collector’s definition needs refining

- Elsewhere in the document, term is written as “Collector’s Vehicle”
- **Current: Vehicle, Collector’s** – Any motor vehicle, ~~or~~ agricultural tractor, or traction engine that is of special interest, that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, ~~but not as the owner's principal means of transportation. "Licensed collector's vehicle" means a collector's vehicle, other than an agricultural tractor or traction engine, that displays current, valid license tags issued under section 4503.45 of the Ohio Revised Code, or a similar type of motor vehicle that displays current, valid license tags issued under substantially equivalent provisions in the laws of other states.~~
- **Proposed: Vehicle, Collector’s** – Any motor vehicle, agricultural tractor, or traction engine that is of special interest, that has a fair market value of one hundred dollars or more, whether operable or not, and that is owned, operated, collected, preserved, restored, maintained, or used essentially as a collector's item, leisure pursuit, or investment, **and not for general transportation.**
- **Proposed:** Add **Collector’s Vehicle** – See “Vehicle, Collector’s”.

14. §3.02 Words and Terms Defined

- **Issues:**
 - New terms are missing from our definitions and the code references missing definitions.
 - Loan Offices term is used in B-1, B-2, and B-3, but there is no definition. It is part of the trio “Banks, Loan Offices, and Other Financial Institutions.”
- **Proposed:**
 - **Dwelling, Barndominium** - A barn-inspired structure converted into a modern, livable home, often combining residential and functional spaces like workshops or garages. A Barndominium is considered a single-family dwelling for purposes of this Resolution.
 - **Barndominium** – See “Dwelling, Barndominium”.
 - **Single Family Dwelling** – See “Dwelling, One Family”.
 - **Tiny Home** - See "Dwelling, Tiny".
 - **Dwelling, Tiny** - A residential dwelling that is 500 square feet or less. These homes are designed to maximize function in a compact footprint, often featuring multi-purpose areas and clever storage solutions to ensure comfortable living despite limited space.
 - **Loan Office** – See “Financial Institution”.
 - **Wind Farm** – A group of wind turbines installed in a specific area to capture the kinetic energy of moving air.
 - **Wind Farm, Commercial** – A group of wind turbines installed in a specific area to capture the kinetic energy of moving air for profit.
 - **Solar Farm** – An installation of solar panels that convert sunlight directly into electricity using photovoltaic cells.
 - **Solar Farm, Commercial** – A large installation of solar panels spread over an open field that convert sunlight directly into electricity using photovoltaic cells for profit.
 - **Solar Farm, Private Use** – An installation of solar panels that convert sunlight directly into electricity using photovoltaic cells for personal use.
 - **Solar Power Plant** – See “Solar Farm, Commercial”.
 - **Data Center** - A physical facility that houses computing infrastructure, including servers, storage, and networking equipment, to store, process, and manage digital data for businesses and services.
 - **Short-Term Rental** - a furnished property rented for brief, transient stays, governed by lodging laws rather than traditional landlord-tenant regulations, and designed to provide flexible, temporary accommodation for travelers while offering income opportunities for property owners.
 - **Automobile** — A self-propelled motor vehicle designed for the transportation of persons or property on a public street or highway, with a manufacturer's gross vehicle weight rating (GVWR) of less than twenty-six thousand and one (26,001) pounds. The term includes passenger cars, sport utility

- vehicles, vans, pickup trucks, and similar vehicles in private or commercial use; it does not include Heavy Trucks (as defined herein), motorcycles, recreational vehicles, off-road vehicles, or trailers.
- **Heavy Truck** — Any commercial motor vehicle with a manufacturer's gross vehicle weight rating (GVWR) of twenty-six thousand and one (26,001) pounds or more, as shown on the manufacturer's certification label affixed to the vehicle. The term includes truck-tractors, combination units, dump trucks, concrete mixers, and other heavy commercial vehicles meeting this weight rating, regardless of whether the vehicle is currently operable or in service.
 - **Heavy Truck Parking** — See "Parking, Heavy Truck".
 - **Parking, Heavy Truck** — The parking, storage, or staging of one (1) or more Heavy Trucks on a parcel as a principal use of the land. The parking of one (1) or more Heavy Trucks on a parcel shall be Heavy Truck Parking as a principal use unless all of the following accessory-use tests are met: (a) the Heavy Truck parking is clearly subordinate to an established principal use on the same parcel; (b) the Heavy Trucks parked are owned or operated by, and used in the on-site operation of, the principal use; and (c) the Heavy Truck parking is not the predominant activity on the parcel measured by area, vehicle count, or hours of activity. Failure of any of these three tests renders the activity Heavy Truck Parking as a principal use. For purposes of identifying Heavy Truck Parking, multiple parcels operated by a single operator or under common ownership shall be evaluated as a single operation. A fourth conjunctive test (d) applies to accessory determinations: the principal use of the parcel generates on-site revenue not derived from the parking, staging, or storage of Heavy Trucks, in an amount at least equal to fifty (50) percent of the gross revenue attributable to the parcel; documentation by sworn affidavit and supporting tax-return excerpts available for inspection on demand.
 - **Junk Vehicle** — See "Junk Motor Vehicle" or "Vehicle, Junk Motor". For purposes of this Resolution, the terms are interchangeable.
 - **Junk Motor Vehicle** — See "Vehicle, Junk Motor".
 - **Vehicle, Junk Motor** — A motor vehicle that
 1. Meets two (2) or more of the following conditions:
 - 1.A. is three (3) or more model years old;
 - 1.B. is apparently inoperable, including but not limited to having flat tires, missing wheels, missing engine or transmission, broken windshield, expired or no license plates, broken or missing body panels, or inability to start or move under its own power;
 - 1.C. has a fair market value approximately equal only to the value of the scrap in it.
 2. Excludes
 - 2.A. a Collector's Vehicle stored on private property with the permission of the person having the right to possession and concealed by buildings, fences, vegetation, terrain, or other suitable screening;
 - 2.B. a motor vehicle stored entirely within a fully enclosed building or structure; and
 - 2.C. a motor vehicle on a property licensed as a motor vehicle salvage yard, wrecking facility, or licensed automobile dealer in accordance with applicable Ohio law.
 3. A fourth condition also satisfies this definition independent of the two-of-three test in subsection 1 above: the vehicle has remained in the same location on the property for more than ninety (90) consecutive days without being moved under its own power.
 - **Religious Place of Worship** — A building or structure designed and used primarily for organized religious services and the gathering of persons for worship. The term includes churches, synagogues, mosques, temples, chapels, and meeting houses regardless of denomination. Accessory uses include fellowship halls, religious classrooms, administrative offices, and parking serving the principal use. For purposes of off-street parking calculations under Article 35, 'place of worship' refers to the principal sanctuary or worship space only. This definition is denomination-neutral and shall be applied consistent with the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. §2000cc.
 - **Impervious Surface** — Any surface preventing or substantially impeding fluid infiltration. The term includes roofs, asphalt, concrete (whether plain, stamped, or colored), and compacted-aggregate surfaces. Porous concrete, permeable pavers, and pervious asphalt are counted as Impervious

Surface unless certified by a licensed professional engineer to (i) maintain a long-term infiltration rate of one and zero-tenths (1.0) inch per hour or greater, and (ii) be installed and maintained in accordance with the manufacturer's specifications. Where so certified, such surfaces shall be counted as fifty (50) percent of their actual surface area for purposes of Impervious Surface calculations.

- **Authorized Officer** — The Zoning Administrator, Zoning Inspector, Township Administrator, or any other person designated in writing by the Board of Township Trustees to enforce Article 40 (Violations and Corrective Actions).
- **Final Notice of Violation** — A Notice of Violation issued under Article 40 for which the cure period has expired without abatement and no timely request for administrative hearing has been filed, OR for which a hearing has been concluded with a determination by the Board of Township Trustees affirming the violation.
- **Nuisance** — Any condition on real property within the unincorporated area of Bethel Township that the Board of Township Trustees determines to be dangerous, unhealthy, unsightly, or detrimental to the neighborhood, community, or the general welfare, including but not limited to:
 1. accumulations of vegetation, weeds, garbage, refuse, debris, or junk;
 2. buildings or structures in a state of disrepair posing a hazard;
 3. standing water or stagnant conditions;
 4. unsanitary conditions; and
 5. conditions creating a fire, health, or safety hazard.
- **Outstanding Violation** — With respect to any parcel of real property:
 1. a Final Notice of Violation that remains unabated; OR
 2. a property-specific nuisance resolution adopted by the Board of Township Trustees under Article 40 for which the abatement period has expired without abatement.
- **Owner** — The record owner of real property as shown on the records of the Miami County Auditor or Miami County Recorder, including any person, firm, partnership, association, corporation, or other legal entity holding such record title.
- **Property** — Any real property, whether publicly or privately owned, located within the unincorporated area of Bethel Township, Miami County, Ohio.

15. I-1 Light Industrial §12.02 Principal Permitted Uses and §12.04 Conditional Permitted Uses

- **Issues:** Legacy spot zoning allows some uses where they really do not belong – need to remove some uses from I-1 and allow them only in I-2 districts. Also need to add Conditional Permitted Uses and reclassify some Principal Permitted Uses to Conditional Permitted Uses
- **Proposed:** Add “Religious Place of Worship” to §12.04 Conditional Permitted Uses
- **Current:** In I-1 §12.04 “Motor Freight Depot or Trucking Transfer Terminal” is a Conditional Permitted Use.
- **Proposed:** Remove “Motor Freight Depot or Trucking Transfer Terminal” from §12.04 Conditional Permitted Uses
- **Current:** In I-1 §12.04 “Truck and Heavy Equipment Service” is a Conditional Permitted Use.
- **Proposed:** Remove “Truck and Heavy Equipment Service” from §12.04 Conditional Permitted Uses
- **Current:** “Automobile Filling Station” is a Principal Permitted Use
- **Proposed:** Move “Automobile Filling Station” to §12.04 Conditional Permitted Uses
- **Current:** “Automobile, Recreational Vehicle, and Boat Sales” is a Principal Permitted Use
- **Proposed:** Move to §12.04 Conditional Permitted Uses and rename to “Automobile, Recreational Vehicle, and Boat Sales (including outdoor display and ancillary service)”
- **Current:** “Automobile, ~~Truck~~, and Recreational Vehicle Repair” is a Principal Permitted Use
- **Proposed:** Move to §12.04 Conditional Permitted Uses and rename to “Automobile and Recreational Vehicle Repair (general service, mechanical, body, and paint)”
- **Current:** “Building and Trades, Contractor’s Yards, Utility Storage Yards” is a Principal Permitted Use
- **Proposed:** Move “Building and Trades, Contractor’s Yards, Utility Storage Yards” to §12.04 Conditional Permitted Uses

16. I-1 Light Industrial §12.03 and I-2 Heavy Industrial §13.03 Accessory Permitted Uses

- **Issue:** Clarify that a Retail Business is only permitted as an accessory use when it is incidental to a principally permitted use (as others in the list specify).
- **Current:** “Retail Business”
- **Proposed:** “Retail Business **Customarily and Incidental to the Principal Permitted Use.**”

17. I-2 Heavy Industrial §13.02 Principal Permitted Uses and §13.04 Conditional Permitted Uses

- **Issue:** Legacy spot zoning allows some uses where they really do not belong – allow “Motor Freight Depots and Truck Transfer Terminals” and “Truck and Heavy Equipment Service” only in I-2 Heavy Industrial and only as a conditional use. Need to add new conditional uses.
- **Proposed:** Add “Truck and Heavy Equipment Service” to I-2 §13.04 Conditional Permitted Uses
- **Proposed:** Add “Heavy Truck Parking” to I-2 §13.04 Conditional Permitted Uses
- **Current:** In I-2 §13.02 “Automobile, ~~Truck,~~ and Recreational Vehicle Repair” is a Principal Permitted Use
- **Proposed:** Rename to “Automobile and Recreational Vehicle Repair”
- **Current:** In I-2 §13.02 “Motor Freight Depot or Trucking Transfer Terminal” is a Principal Permitted Use
- **Proposed:** Move “Motor Freight Depot or Trucking Transfer Terminal” from I-2 §13.02 Principal Permitted Uses and rename to “Motor Freight Depot or Truck Transfer Terminal” to I-2 §13.04 Conditional Permitted Uses

18. §30.28 Storage of Commercial Vehicles on Residential Property

- **Issue:** Need to ensure commercial and heavy duty trucks are not being parked in residential areas
- **Current:** Any vehicle stored on residential property for a period of more than seven consecutive days and having lettering indicating an occupational use of any kind, must be parked within an enclosed building, garage, or parked behind the front building line of the residence.
- **Proposed:** Add **The storage of a Heavy Truck on residential property is prohibited; the storage of commercial vehicles not meeting the Heavy Truck definition is subject to this Section.**

19. §35.11 A. Use of Off-Street Parking Facilities – Commercial motor vehicle

- **Issue:** Clarify commercial motor vehicle
- **Current:** A. Commercial motor vehicle exceeding four (4) tons in rated capacity is prohibited from off-street parking in residential districts.
- **Proposed:** A. Commercial motor vehicle exceeding four (4) tons in rated capacity, **including any Heavy Truck as defined in Article 3,** is prohibited from off-street parking in residential districts.

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

Vote:	Trustee Kama Dick	Absent	_____
	Trustee Julie Reese	_____	_____
	Trustee Josh Wilkerson	_____	_____

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



RESOLUTION #26-06-060

A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

Trustee _____ moved for the adoption of the following resolution:

BE IT RESOLVED, by the Bethel Township Board of Trustees, Miami County, Ohio that the payment of the electronic payments and warrants as listed below be recorded through the request of the Fiscal Officer.

**BETHEL TOWNSHIP, MIAMI COUNTY
Payments
5/1/2026 to 5/31/2026**

<i>Payment Advice#</i>	<i>Post Date</i>	<i>Tx Date</i>	<i>Type</i>	<i>Payee – Purpose</i>	<i>Amount</i>	<i>Status</i>
399-2026	5/15/26	5/5/26	CH	AFLAC	\$242.24	O
400-2026	5/15/26	5/5/26	CH	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$196.00	O
401-2026	5/5/26	5/5/26	CH	US BANK	\$341.28	O
402-2026	5/6/26	5/6/26	CH	AQUA FALLS BOTTLED WATER	\$80.64	O
403-2026	5/6/26	5/6/26	CH	WASTE MANAGEMENT OF OHIO INC	\$103.28	O
404-2026	5/6/26	5/6/26	CH	DUNCAN OIL CO	\$1,778.68	O
405-2026	5/6/26	5/6/26	CH	ESO SOLUTIONS INC	\$9,573.27	O
406-2026	5/8/26	5/6/26	EP	Brittany Alexander	\$1,212.83	O
407-2026	5/8/26	5/6/26	EP	Ben Allen	\$1,483.50	O
408-2026	5/8/26	5/6/26	EP	Tyler D Alliss	\$137.41	O
409-2026	5/8/26	5/6/26	EP	Gia Alvarez	\$506.24	O
410-2026	5/8/26	5/6/26	EP	Cyrus N Broyles	\$928.26	O
411-2026	5/8/26	5/6/26	EP	Ashlyn Buerk	\$266.84	O
412-2026	5/8/26	5/6/26	EP	Eric Campbell	\$1,327.97	O
413-2026	5/8/26	5/6/26	EP	Benjamin Cavanaugh	\$974.40	O
414-2026	5/8/26	5/6/26	EP	Kode Cook	\$1,032.22	O
415-2026	5/8/26	5/6/26	EP	Allan Davis	\$281.14	O
416-2026	5/8/26	5/6/26	EP	Cathryn Fortunato	\$673.66	O
417-2026	5/8/26	5/6/26	EP	Lorna Furderer	\$102.32	O
418-2026	5/8/26	5/6/26	EP	Scott D Grigsby	\$185.65	O
419-2026	5/8/26	5/6/26	EP	Mya Jordan	\$1,925.62	O
420-2026	5/8/26	5/6/26	EP	Jace Justice	\$181.09	O
421-2026	5/8/26	5/6/26	EP	Abigail G Klemmensen	\$584.04	O
422-2026	5/8/26	5/6/26	EP	Seth Landsaw	\$1,120.02	O
423-2026	5/8/26	5/6/26	EP	John Meyer	\$869.87	O
424-2026	5/8/26	5/6/26	EP	Taylor Phillippe	\$369.40	O
425-2026	5/8/26	5/6/26	EP	Joshua Scheibrel	\$856.88	O
426-2026	5/8/26	5/6/26	EP	Christopher M Scott	\$975.97	O
427-2026	5/8/26	5/6/26	EP	James R Sebastian	\$324.64	O
428-2026	5/8/26	5/6/26	EP	Alexander Segretto	\$597.12	O
429-2026	5/8/26	5/6/26	EP	Katherine Settich	\$718.03	O
430-2026	5/8/26	5/6/26	EP	Cody TYLER Teegarden	\$911.08	O
431-2026	5/8/26	5/6/26	EP	Terrence W. Weldon JR.	\$1,383.50	O
432-2026	5/8/26	5/6/26	EP	Robert J Yocum	\$1,356.37	O
434-2026	5/13/26	5/13/26	EW	UNITY NATIONAL BANK	\$5,180.31	O
435-2026	5/13/26	5/13/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$190.00	O
436-2026	5/13/26	5/13/26	EW	TREASURER OF STATE OF OHIO	\$1,669.83	O

437-2026	5/13/26	5/13/26	EW	SCHOOL DISTRICT INCOME TAX	\$211.27	0
438-2026	5/13/26	5/13/26	EW	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$4,059.24	0
439-2026	5/13/26	5/13/26	EW	AFLAC	\$97.64	0
440-2026	5/13/26	5/13/26	EW	VISION SERVICE PLAN	\$19.16	0
441-2026	5/19/26	5/19/26	CH	ACCENT BUSINESS COMMUNICATIONS	\$444.39	0
442-2026	5/22/26	5/20/26	EP	Brittany Alexander	\$1,044.92	0
443-2026	5/22/26	5/20/26	EP	Ben Allen	\$1,762.00	0
444-2026	5/22/26	5/20/26	EP	Tyler D Alliss	\$329.81	0
445-2026	5/22/26	5/20/26	EP	Cyrus N Broyles	\$889.86	0
446-2026	5/22/26	5/20/26	EP	Ashlyn Buerk	\$759.50	0
447-2026	5/22/26	5/20/26	EP	Eric Campbell	\$1,327.97	0
448-2026	5/22/26	5/20/26	EP	Benjamin Cavanaugh	\$386.07	0
449-2026	5/22/26	5/20/26	EP	Kode Cook	\$805.88	0
450-2026	5/22/26	5/20/26	EP	Allan Davis	\$281.14	0
451-2026	5/22/26	5/20/26	EP	Brandon Dietz	\$365.45	0
452-2026	5/22/26	5/20/26	EP	Cathryn Fortunato	\$639.55	0
453-2026	5/22/26	5/20/26	EP	Lorna Furderer	\$321.52	0
454-2026	5/22/26	5/20/26	EP	Mya Jordan	\$1,427.80	0
455-2026	5/22/26	5/20/26	EP	Jace Justice	\$376.74	0
456-2026	5/22/26	5/20/26	EP	Abigail G Klemmensen	\$195.65	0
457-2026	5/22/26	5/20/26	EP	Seth Landsaw	\$1,192.19	0
458-2026	5/22/26	5/20/26	EP	John Meyer	\$775.37	0
459-2026	5/22/26	5/20/26	EP	Taylor Phillippe	\$871.74	0
460-2026	5/22/26	5/20/26	EP	Joshua Scheibrel	\$496.51	0
461-2026	5/22/26	5/20/26	EP	Christopher M Scott	\$1,134.76	0
462-2026	5/22/26	5/20/26	EP	James R Sebastian	\$204.17	0
463-2026	5/22/26	5/20/26	EP	Alexander Segretto	\$782.12	0
464-2026	5/22/26	5/20/26	EP	Katherine Settich	\$886.81	0
465-2026	5/22/26	5/20/26	EP	Cody TYLER Teegarden	\$748.18	0
466-2026	5/22/26	5/20/26	EP	Terrence W. Weldon JR.	\$1,619.77	0
467-2026	5/22/26	5/20/26	EP	Robert J Yocum	\$1,356.36	0
469-2026	5/26/26	5/26/26	CH	FIRST NET	\$380.61	0
471-2026	5/29/26	5/27/26	EP	Kama L. Dick	\$1,288.81	0
472-2026	5/29/26	5/27/26	EP	Wilkerson-Bienick Joshua	\$1,498.98	0
473-2026	5/29/26	5/27/26	EP	Julie Reese	\$1,116.25	0
474-2026	5/29/26	5/27/26	EP	Rhonda S. Ross	\$1,993.93	0
476-2026	5/29/26	5/27/26	EW	UNITY NATIONAL BANK	\$5,826.02	0
477-2026	5/27/26	5/27/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$190.00	0
478-2026	5/29/26	5/27/26	EW	DELTA DENTAL	\$58.24	0
479-2026	5/27/26	5/27/26	EW	AFLAC	\$97.64	0
480-2026	5/27/26	5/27/26	CH	TREASURER OF STATE	\$1,005.00	0
481-2026	5/27/26	5/27/26	CH	AQUA FALLS BOTTLED WATER	\$60.57	0
482-2026	5/31/26	5/31/26	CH	AES Ohio	\$648.23	0
483-2026	5/31/26	5/31/26	CH	CHARTER COMMUNICATIONS	\$114.37	0
484-2026	5/31/26	5/31/26	CH	AIRGAS	\$1,760.69	0
55225	5/1/26	5/1/26	AW	AUTOZONE,INC	\$169.27	0
55226	5/5/26	5/5/26	AW	DURST BROS. EXCAVATING CO.	\$530.00	0
55227	5/5/26	5/5/26	AW	Fire Apparatus Service & Repair, Inc.	\$338.30	0
55228	5/7/26	5/7/26	AW	O'REILLY AUTO PARTS	\$123.35	0
55229	5/11/26	5/11/26	AW	Brosius, Johnson & Griggs, LLC	\$1,088.40	0
55230	5/19/26	5/19/26	AW	Fire Apparatus Service & Repair, Inc.	\$3,095.90	0
55231	5/22/26	5/20/26	PR	Gia Alvarez	\$579.11	0
55232	5/20/26	5/20/26	AW	MEDICOUNT MANAGEMENT, INC	\$618.67	0
55233	5/27/26	5/27/26	AW	Charles E Harris & Associates - Independent public acct for Ohio Auditor of State	\$3,720.00	0
55234	5/27/26	5/27/26	AW	MIAMI COUNTY ENGINEER	\$715.00	0
55235	5/31/26	5/31/26	AW	NAPA AUTO PARTS	\$80.94	0
55236	5/31/26	5/31/26	AW	CARR INSURANCE	\$2,563.00	0
					Total Payments per UAN...	\$96,116.42
					Total Expenditures per UAN...	\$96,116.42

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH -

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are in transactions that occurred outside the reported date range but are listed for reference.

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

Vote:	Trustee Kama Dick	Absent	_____
	Trustee Julie Reese		_____
	Trustee Josh Wilkerson		_____

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