



Bethel Township Board of Trustees

August 11, 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: _____
 Assistant to the Fiscal Officer Fortunato: _____

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARING

A Public Hearing scheduled for August 11, 2026 by the Bethel Township Trustees, Miami County for Case ZTA-01-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-06-059.

- 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			
	111- Building Fire	07/03/2026 19:22:13	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	07/08/2026 10:32:11	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	07/12/2026 14:46:33	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	07/16/2026 20:48:24	Huber Heights Fire Division
Mutual aid received			Aiding Agency Name
	321- EMS call, excluding vehicle accident with injury	07/01/2026 17:44:40	Vandalia Fire Division
	321- EMS call, excluding vehicle accident with injury	07/04/2026 17:12:36	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	07/05/2026 10:03:56	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	07/05/2026 16:57:41	Huber Heights Fire Division
	113- Cooking fire, confined to contained	07/11/2026 16:17:47	Huber Heights Fire Division
	113- Cooking fire, confined to contained	07/11/2026 16:17:47	Tipp City Fire/EMS
	113- Cooking fire, confined to contained	07/11/2026 16:17:47	Vandalia Fire Division
	142- Brush or brush-and-grass mixture fire	07/13/2026 20:48:51	Tipp City Fire/EMS
	311- Medical assist, assist EMS crew	07/23/2026 10:13:34	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injury	07/25/2026 09:33:34	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injury	07/25/2026 17:43:08	New Carlisle Fire Division (City of)
	151- outside rubbish, trash or waste fire	07/26/2026 08:42:16	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	07/28/2026 19:23:53	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injury	07/29/2026 09:12:55	Tipp City Fire/EMS

Month	Mutual Aid Given	Mutual Aid Received
July	4	12



Incident Type Details	2026-07	Total
111- Building Fire	1	1
113- Cooking fire, confined to contained	1	1
142- Brush or brush-and-grass mixture fire	2	2
151- outside rubbish, trash or waste fire	4	4
161- Outside storage fire	1	1
300- Rescue, EMS incident, other	2	2
311- Medical assist, assist EMS crew	1	1
321- EMS call, excluding vehicle accident with injury	43	43
322- Motor vehicle accident with injuries	5	5
323- Motor vehicle/pedestrian accident (MV Ped)	1	1
554- Assist invalid	1	1
611- Dispatched and canceled en route	6	6
700- False alarm or false call, other	1	1
Total...	69	69

Just a reminder that we have a levy on the ballot this November for RENEWAL. The levy funds the Bethel Fire Department to provide fire and emergency medical services. NO NEW TAXES.

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

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

ZC-22-26	4150 Gibson Dr	Contractor's Yard
ZC-23-26	5445 Rudy Dr	Detached Garage

Since the last Board of Zoning Appeals (BZA) report, these applications have been received/reviewed:

Case: V-05-26: A request from Jason McCoy for a variance to allow a number of parking spaces that is not as "excessive" as required by the township. Parcel address is 4021 US RT 40, Tipp City, OH. Per Bethel Township Zoning Resolution Article 35, Section 35.05 Required Off-Street Parking Spaces Per Bethel Township One, (1) space for each 500 square feet of floor area and yard area is required for Building Services and Supplies and Contractors Yard.

Case: V-06-26: A request from Jason Gregory for a variance for the erection of a pole barn that is 1280sqf on .06 acres. Parcel address is 4405 US RT 40, Tipp City, OH. Per Bethel Township Zoning Resolution Article 30, Section 30.05(G) Maximum Gross Floor Area, Setback and Number Permitted for Accessory Buildings {Acreage .276 -.716 (900sqft)}

Case: V-07-26: A request from Jason McCoy to appeal decision of the Zoning Director to allow storage of snowplows on his property. Parcel address is 4021 US RT 40, Tipp City, OH. Per Bethel Township Zoning Resolution Article 2, Section 2.07(D)(3)(c) If the application is denied, the applicant may submit a revised application and sketch plan for review in accordance with the review procedure, or the applicant may appeal the decision to the Board of Zoning Appeals in accordance with Section 2.05 A. 1., Administrative Review, of this Zoning Resolution.

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

Case ZTA-01-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-06-059. **TABLED 5-0 on 7/23/26, APPROVAL with MODIFICATIONS 4-0 on 8/6/26**

Case ZTA-02-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-07-070. **TABLED 5-0 on 7/23/26, DIED on 8/6/26 (not brought back to the table)**

YEAR TO DATE (2026):

Certificates issued in 2026.	21	Conditional Use requested in 2026	1
Declarations received in 2026.	11	Conditional Use approved in 2026.	0
		Conditional Use denied in 2026.	1
Variances requested in 2026.	7	Zoning Amendments requested in 2026. . .	6
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:

August 18, 2026 at 7:00PM. Bethel Township will be submitting text amendments Case **ZTA-03-26**.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

August 27, 2026 at 6:30PM. Bethel Township will hear **Case: V-06-26**

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

Will meet August 27, 2026 at 6:30PM to hear zoning text amendments **Case: ZTA-03-26**.

BETHEL TOWNSHIP BOARD OF TRUSTEES:

Will meet September 8, 2026, to include a public hearing, on text amendments **Case: ZTA-03-26**.

2026 ZONING ENFORCEMENT (YTD):

	Junk/Debris	High Grass	Construction Related	Health Referrals	Other	Total Issued	Total Cleared
Month	17	18	2	0	8	45	7
YTD	30	22	3	0	23	78	8

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 xx resolutions on the agenda this evening:

- The first is to consider the zoning text amendment case that was the subject of this evening's public hearing.
- Next is a resolution to amend the amount of compensation of a recently retired employee for accumulated but unused vacation time and sick leave.
- Following is a resolution to repair the brakes on the fire engine along with some other fixes.
- Then we have a resolution proposing additional amendments to the zoning resolution text.
- The next resolution is to record the electronic payments and warrants for June.
- Following the Executive Session, there may be action taken to appoint Cathy Fortunato as Township Administrator or Office Manager and possible appointments to the Bethel Township Zoning Commission.

V. TRUSTEE REPORTS

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

VI. **FINANCIAL REPORTS – Fiscal Officer Rhonda Ross**

A. Credit card detail: Statement ending 7/23/26

Stmt Date	By	Tx Date	Description	Amount
7/23/26	Schiebrel	6/23/26	wall anchors	\$10.99
7/23/26	Schiebrel	7/9/23	keys for file cabinets	\$26.49
7/23/26	Schiebrel	7/20/26	DigitalSpace - web hosting	\$48.50
7/23/26	Schiebrel	7/21/26	cleaning supplies	\$159.60
7/23/26	Ross	6/26/26	Adobe - dreamweaver for website updates	\$32.09
7/23/26	Reese	7/6/26	Indeed reimbursement for tax from 6/2/26	(\$57.57)
7/23/26	Reese	7/21/26	Staples - refund for business card fiasco	(\$60.19)
7/23/26	Reese	6/23/26	Kroger - food and snacks for Robert retirement meeting	\$251.02
7/23/26	Reese	6/24/26	Dollar General - propane and ice for retirement meeting	\$35.61
7/23/26	Reese	6/25/26	Walmart - power cable for viewsonic display VX3216-smch-w-w	\$21.81
7/23/26	Reese	7/5/26	Staples - business cards for Arthur Franklin - refunded entire amount (see above)	\$60.19
7/23/26	Reese	7/6/26	amazon - WD 5 TB harddrives for data backup for Fiscal Office, the server and the Road Dept computer	\$597.00
7/23/26	Reese	7/8/26	amazon - monitor and hookup cables for open office area	\$224.93
7/23/26	Reese	7/22/26	amazon - monitor for administrator	\$172.80
7/23/26	Reese	7/22/26	amazon - monitor for zoning director	\$172.80
Purchases...				\$1,696.07

B. Receipt report: 7/1/2026 to 7/31/2026

Post	Tx Date	Type	Receipt#	Source	Total	Status	Purpose
7/24/26	8/10/26	STD	196-2026	Jason McCoy	\$100.00	O	Zoning fees for case# ZC-21-26 Cash \$100
7/24/26	8/10/26	STD	197-2026	Jason & Natalie Pickett	\$300.00	O	Zoning fees for case# ZC-19-26 Check # 1538
7/24/26	8/10/26	STD	198-2026	McCoy Revocable Living Trust	\$600.00	O	Zoning fees for cases# ZC-22-26 and V-05-26; Check# 376
7/24/26	8/10/26	STD	199-2026	C&B Sign Services	\$175.00	O	Zoning fees for case# ZC-17-25 Checks# 5531 & 5525
7/24/26	8/10/26	STD	200-2026	Julie Reese	\$39.00	O	PNB late fee Check# 1070
7/24/26	8/10/26	STD	201-2026	OPERS	\$1,282.99	O	Refunded due to overpayment for Josh Wilkerson from January to June
7/24/26	8/10/26	STD	202-2026	Sign Connection	\$127.00	O	Zoning fees for ZC-18-26; Check# 4932
7/24/26	8/10/26	STD	203-2026	KFDR LLC	\$300.00	O	Zoning fees for case# ZC-17-26 Check# 1070
7/24/26	8/10/26	STD	204-2026	Miami Co Municipal Court	\$810.00	O	Criminal/traffic fines; Check# 036268
7/24/26	8/10/26	STD	205-2026	R&H Signs Unlimited Inc	\$125.00	O	Zoning fees for case# ZC-20-26 Check# 21355
7/24/26	8/10/26	STD	206-2026	Blue Cross/Blue Shield Michigan	\$130.26	O	EMS for Phillis Conley; Check# 217614439
7/24/26	8/10/26	STD	207-2026	Cintas	\$251.54	O	Class action settlement Check# 164427
7/23/26	8/10/26	STD	208-2026	MIAMI COUNTY AUDITOR	\$17,754.76	O	JUNE Auto reg twp perm ORC 4504.16 \$941.25 Aug reg - twps \$900.75 Auto reg twp levy / perm tax \$4099.43 Gas excise tax \$9988.98 Cents per gallon \$1824.35
Total Revenue...					\$21,995.55		

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. None

IX. **ACTION ITEMS**

A. **RESOLUTION #26-08-076:** A RESOLUTION APPROVING ZONING CASE ZTA-01-26: A REQUEST TO AMEND THE BETHEL TOWNSHIP ZONING RESOLUTION TEXT PER RESOLUTION #26-06-059

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

B. **RESOLUTION #26-08-077:** A RESOLUTION AMENDING RESOLUTION 26-07-073 TO PAY ROBERT YOCUM FOR HIS ACCRUED VACATION AND SICK LEAVE TIME

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

C. **RESOLUTION #26-08-078:** A RESOLUTION AUTHORIZING REPAIRS TO FIRE ENGINE 40

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

D. **RESOLUTION #26-08-079:** 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: _____ Trustee Wilkerson: _____ Trustee Reese: _____

E. **RESOLUTION #26-08-080:** A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

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

X. **PUBLIC COMMENTS** on any topic

XI. **ANNOUNCEMENTS**

August 14-20 Miami County Fair, Troy Ohio
August 18 County Planning Commission Mtg. in Troy, 7:00pm, we will have a case on the agenda
August 27 BZA Meeting 6:30pm*/Zoning Commission 7:30pm*
September 1 Trustee Workshop Meeting, Township Meeting Room, 6:00pm
September 2 Historical Society Meeting
September 7 Labor Day observed, Township offices closed
September 8 Trustee Business Meeting & Zoning Public Hearing, Township Meeting Room, 6:00pm

* indicates a meeting will be held only if needed

XII. **MOTION TO ENTER INTO EXECUTIVE SESSION**

Motion to enter executive session for the purpose to consider the appointment, employment, or compensation of a public employee or official.

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

Time in Executive Session: _____

Return to regular session time: _____

XIII. **ACTION ITEMS (continued)**

L. **RESOLUTION #26-08-081:** A RESOLUTION APPOINTING CATHY FORTUNATO BETHEL TOWNSHIP ADMINISTRATOR AS AUTHORIZED BY SECTION 505.031 OF THE OHIO REVISED CODE

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

M. **RESOLUTION #26-08-82:** A RESOLUTION APPOINTING BRIAN SWINDERMAN TO THE BETHEL TOWNSHIP ZONING COMMISSION WITH A TERM ENDING DECEMBER 31ST, 2028

Motioned by Trustee _____ Seconded by Trustee _____

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

--or--

RESOLUTION #26-08-82: A RESOLUTION APPOINTING BRIAN SWINDERMAN TO THE BETHEL TOWNSHIP ZONING COMMISSION AS AN ALTERNATE WITH A TERM ENDING DECEMBER 31st, 2031

Motioned by Trustee _____ Seconded by Trustee _____

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

N. **RESOLUTION #26-08-83:** A RESOLUTION APPOINTING JASON MCCOY TO THE BETHEL TOWNSHIP ZONING COMMISSION WITH A TERM ENDING DECEMBER 31st, 2028

Motioned by Trustee _____ Seconded by Trustee _____

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

--or--

RESOLUTION #26-08-83: A RESOLUTION APPOINTING JASON MCCOY TO THE BETHEL TOWNSHIP ZONING COMMISSION AS AN ALTERNATE WITH A TERM ENDING DECEMBER 31st, 2031

Motioned by Trustee _____ Seconded by Trustee _____

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

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

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

Time: _____

ZC Case ZTA-01-26

Case: ZTA-01-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-06-059.

Bethel Township Zoning Commission recommended approval with modifications at a high level in these areas:

1. Trucking;
2. Fences;
3. Junk cars;
4. Drainage plans.

No details of proposed changes were included in the motion to recommend approval.

Proposed text amendments:

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 inoperative or unlicensed (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.



RESOLUTION #26-08-076

A RESOLUTION APPROVING ZONING CASE ZTA-01-026:

A REQUEST TO AMEND THE BETHEL TOWNSHIP ZONING RESOLUTION TEXT PER RESOLUTION #26-06-059

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, Resolution #26-06-059 was adopted on the 9th day of June, 2026, proposing amendments to the Bethel Township Zoning Resolution; **AND**

WHEREAS, the Bethel Township Zoning Commission recommended approval with modifications at a high level in these areas:

5. Trucking;
6. Fences;
7. Junk cars;
8. Drainage plans; **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 Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that the proposed zoning amendments proposed in Resolution #26-06-059 be adopted with modifications agreed to during discussion as noted:

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

- **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

- **Modifications during discussion:** _____

2. §1.05 Interpretations and Conflict

- **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.

- **Modifications during discussion:** _____

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

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

- **Modifications during discussion:** _____

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

- **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;

- **Modifications during discussion:** _____

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

- **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.

- **Modifications during discussion:** _____

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

- **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.

- **Modifications during discussion:** _____

7. §2.09.C. Amendments – Application

- **Proposed:** replace 9. **A thorough drainage and stormwater management plan;**
- **Proposed:** renumber the current bullets 9.-11. to 10.-12.

- **Modifications during discussion:** _____

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.

- **Modifications during discussion:** _____

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”.

- **Modifications during discussion:** _____

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”**.

- **Modifications during discussion:** _____

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 inoperative or unlicensed (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.

- **Modifications during discussion:** _____

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- **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”.

- **Modifications during discussion:** _____

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.~~
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- **Proposed:** Add **Collector’s Vehicle** – See “Vehicle, Collector’s”.

- **Modifications during discussion:** _____

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- **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.

- **Modifications during discussion:** _____

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

- **Modifications during discussion:** _____

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.**”
- **Modifications during discussion:** _____

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
- **Modifications during discussion:** _____

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.**
- **Modifications during discussion:** _____

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.
- **Modifications during discussion:** _____

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

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

Attest: _____

Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio



RESOLUTION #26-08-077

**A RESOLUTION AMENDING RESOLUTION 26-07-073 TO PAY
ROBERT YOCUM FOR HIS ACCRUED VACATION AND SICK LEAVE TIME**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, Robert Yocum retired effective June 30, 2026 and Resolution #26-07-073 was adopted authorizing the Fiscal Officer, per the Personnel Policy and Procedures Manual, to write a pay-out check to Mr. Yocum for twenty-three thousand six hundred eight dollars and zero cents (\$23,608.00) for vacation and sick time that he had accumulated but had not taken; **AND**

WHEREAS, upon further research, the Fiscal Officer discovered the amount due Mr. Yocum is sixteen thousand five hundred sixty-four dollars, and nineteen cents (\$16,564.19). **THEREFORE**

BE IT RESOLVED, by Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that it hereby amends Resolution #26-07-073 authorizing the pay-out of sixteen thousand five hundred sixty-four dollars and nineteen cents (\$16,564.19) to Mr. Robert Yocum and the Township thanks him for service.

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

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

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



RESOLUTION #26-08-078

A RESOLUTION AUTHORIZING REPAIRS TO FIRE ENGINE 40

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, the brakes failed on Fire Engine 40 and Atlantic Emergency Solutions performed analysis to determine the needed repairs; **AND**

WHEREAS, Atlantic Emergency Solutions recommended repairs to Engine 40 at a cost of \$16,843.70; **AND**

WHEREAS, other minor repairs have been needed for some time and to save money on having the fire engine transported multiple times, Acting Chief Weldon has recommended to proceed with the other needed repairs. **THEREFORE**

BE IT RESOLVED, by Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that the Fiscal Officer is authorized to spend up to twenty-one thousand five hundred dollars and zero cents (\$21,500.00) for needed repairs to Fire Engine 40.

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

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

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



RESOLUTION #26-08-079

**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 11th day of August, 2026 with the following Trustees being present: Kama Dick, 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 Bethel Township Board of Trustees, 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:

15. §2.07 Zoning Certificate

- **Issue:** Section D Review Procedure 1. Step 1 – Application: states the applicant shall submit two copies of the application and not all applications require a Miami County Building Permit
- **Current:** a. The applicant shall submit **two (2) copies** of the application to the Township Zoning Administrator prior to submitting for a Miami County **Building** Permit.
- **Proposed:** The applicant shall submit **one (1) copy** of the application to the Township Zoning Administrator. **Should the use or structure require a Miami County Permit, the applicant shall submit the application to the Township** prior to submitting for a Miami County Permit.
- **Issue:** Section D Review Procedure 3. Step 3 – Decision: a. Three days is not always sufficient to complete research or seek a legal opinion. Recommend changing 3 day ZC approval to 10 business days.
b. Upon approval, the township currently prints 4 copies of the certificate (not the application) - 1 for the applicant, 1 for the file, and 2 for the county who returns one of them initialed for our files. Upon approval **or denial**, we probably should return a completed (including reasons for approval/denial) copy of the application to the applicant as well.
c. The 2.05 A.1., Administrative Review is an incorrect reference, it should be 2.06 A.1. Administrative Review (2.05 is Zoning Commission, 2.06 is BZA).
- **Current:** a. Within **three (3)** business days of the application (Step 1), the Township Zoning Administrator shall approve and issue the Zoning Certificate or deny the application and in so doing state, in writing, the reasons for the action taken.
b. Upon **approval**, the Zoning Administrator shall return one, signed copy of the application and maintain **the** second copy of the application for Township records.
c. If the application is denied, the applicant may submit a revised application and sketch plan for review in accordance with the review procedure, or the applicant may appeal the decision to the Board of Zoning Appeals in accordance with Section **2.05** A.1., Administrative Review, of this Zoning Resolution.
- **Proposed:** a. Within **ten (10)** business days of the application (Step 1), the Township Zoning Administrator shall approve and issue the Zoning Certificate or deny the application and in so doing state, in writing, the reasons for the action taken.

- b. Upon approval **or denial**, the Zoning Administrator shall return one, signed copy of the application and maintain **a** second copy of the application for Township records. **Upon approval, the Zoning Administrator shall return one, signed copy of the certificate to the applicant and maintain a second copy of the application for Township records.**
- c. If the application is denied, the applicant may submit a revised application and sketch plan for review in accordance with the review procedure, or the applicant may appeal the decision to the Board of Zoning Appeals in accordance with Section **2.06** A.1. Administrative Review, of this Zoning Resolution.

16. §2.03 Zoning Administrator

- **Issue:** For Bethel Township, Zoning Administrator, Zoning Inspector, and Zoning Director are used interchangeably.
- **Proposed:** Add a paragraph to the end of section 2.03 to state: **For purposes of this Resolution, the roles of Zoning Administrator, Zoning Inspector, and Zoning Director, and any variations thereof, may be fulfilled by the same person.**

17. §3.02 Words and Terms Defined

- **Issue:** There is no definition for Change of Use but is referenced within the document.
- **Proposed:** **Change of Use - a conversion, alteration, removal, redevelopment, or variation of the permitted principal use or discretionary use of a building, structure, or property, to another use or group of uses not previously on the site, or the intensification of the existing use or uses on a site within the same building, structure or land area.**

18. All Articles

- **Issue:** Many numbering and reference numbers are incorrect
- **Proposed:** Fix the numbering, indentation issues, and incorrect reference numbers throughout the doc (no text changes)

19. Article 3 Definitions, all District articles (5-16) and Article 30 Supplementary Regulations

- **Issue:** Term names are sometimes inconsistent (slightly different wording, tense, or plurality) between the 3. Definitions Article, the District articles, and the Supplementary Regulations Article. Also, in the Districts, sometimes more than one term is included in the bullets for permitted or conditional uses.
- **Proposed:** Make the term names consistent across the articles and separate out the terms in the District articles to have one term per bullet.

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

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

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



RESOLUTION #26-08-080

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 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee _____ moved for the adoption of the following resolution:

BE IT RESOLVED, by the Bethel Township Board of Trustees, Bethel Township, 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

7/1/2026 to 7/31/2026

<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>
562-2026	7/2/26	7/2/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	-\$190.00	V
574-2026	7/2/26	7/1/26	EP	Brittany Alexander	\$1,242.02	O
575-2026	7/2/26	7/1/26	EP	Ben Allen	\$1,762.00	O
576-2026	7/2/26	7/1/26	EP	Cyrus N Broyles	\$612.57	O
577-2026	7/2/26	7/1/26	EP	Eric Campbell	\$1,327.97	O
578-2026	7/2/26	7/1/26	EP	Kode Cook	\$957.97	O
579-2026	7/2/26	7/1/26	EP	Allan Davis	\$440.52	O
580-2026	7/2/26	7/1/26	EP	Cathryn Fortunato	\$611.83	O
581-2026	7/2/26	7/1/26	EP	Arthur Franklin	\$1,803.07	O
582-2026	7/2/26	7/1/26	EP	Lorna Furderer	\$38.49	O
583-2026	7/2/26	7/1/26	EP	Mya Jordan	\$598.39	O
584-2026	7/2/26	7/1/26	EP	Abigail G Klemmensen	\$1,210.01	O
585-2026	7/2/26	7/1/26	EP	Seth Landsaw	\$2,265.93	O
586-2026	7/2/26	7/1/26	EP	John Meyer	\$307.91	O
587-2026	7/2/26	7/1/26	EP	Brayden W Peake	\$192.38	O
588-2026	7/2/26	7/1/26	EP	Taylor Phillippe	\$492.98	O
589-2026	7/2/26	7/1/26	EP	Joshua Scheibrel	\$616.67	O
590-2026	7/2/26	7/1/26	EP	Christopher M Scott	\$1,083.53	O
591-2026	7/2/26	7/1/26	EP	James R Sebastian	\$617.19	O
592-2026	7/2/26	7/1/26	EP	Alexander Segretto	\$782.12	O
593-2026	7/2/26	7/1/26	EP	Katherine Settich	\$718.03	O
594-2026	7/2/26	7/1/26	EP	Cody TYLER Teegarden	\$1,092.55	O
595-2026	7/2/26	7/1/26	EP	Gia Vickers	\$747.22	O
596-2026	7/2/26	7/1/26	EP	Terrence W. Weldon JR.	\$1,875.14	O
597-2026	7/2/26	7/1/26	EP	Robert J Yocum	\$1,356.36	O
599-2026	7/2/26	7/2/26	EW	UNITY NATIONAL BANK	\$598.42	O
600-2026	7/2/26	7/2/26	EW	UNITY NATIONAL BANK	\$5,820.54	O
601-2026	7/2/26	7/2/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$190.00	O
602-2026	7/2/26	7/2/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$150.00	O
603-2026	7/2/26	7/2/26	EW	TREASURER OF STATE OF OHIO	\$1,712.78	O
604-2026	7/6/26	7/6/26	CH	AQUA FALLS BOTTLED WATER	\$131.08	O
605-2026	7/6/26	7/6/26	CH	TREASURER OF STATE	\$407.40	O
606-2026	7/7/26	7/7/26	CH	US BANK	\$242.18	O
607-2026	7/7/26	7/7/26	CH	WASTE MANAGEMENT OF OHIO INC	\$103.28	O
608-2026	7/7/26	7/7/26	CH	SAMS CLUB	\$175.00	O
609-2026	7/8/26	7/8/26	EW	AFLAC	\$626.04	O
610-2026	7/8/26	7/8/26	EW	SCHOOL DISTRICT INCOME TAX	\$200.78	O

611-2026	7/8/26	7/8/26	EW	Ohio Business Gateway	\$1,313.92	O
612-2026	7/8/26	7/8/26	EW	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$4,823.84	O
613-2026	7/9/26	7/9/26	CH	MEGACITY FIRE PROTECTION INC.	\$42.50	O
614-2026	7/17/26	7/14/26	EP	Brittany Alexander	\$1,288.83	O
615-2026	7/17/26	7/14/26	EP	Ben Allen	\$1,392.45	O
616-2026	7/17/26	7/14/26	EP	Tyler D Alliss	\$668.77	O
617-2026	7/17/26	7/14/26	EP	Cyrus N Broyles	\$644.00	O
618-2026	7/17/26	7/14/26	EP	Ashlyn Buerk	\$352.45	O
619-2026	7/17/26	7/14/26	EP	Eric Campbell	\$1,495.53	O
620-2026	7/17/26	7/14/26	EP	Benjamin Cavanaugh	\$598.91	O
621-2026	7/17/26	7/14/26	EP	Kode Cook	\$1,329.29	O
622-2026	7/17/26	7/14/26	EP	Allan Davis	\$440.52	O
623-2026	7/17/26	7/14/26	EP	Brandon Dietz	\$370.76	O
624-2026	7/17/26	7/14/26	EP	Cathryn Fortunato	\$510.72	O
625-2026	7/17/26	7/14/26	EP	Arthur Franklin	\$1,823.16	O
626-2026	7/17/26	7/14/26	EP	Lorna Furderer	\$270.76	O
627-2026	7/17/26	7/14/26	EP	Mya Jordan	\$168.91	O
628-2026	7/17/26	7/14/26	EP	Jace Justice	\$181.09	O
629-2026	7/17/26	7/14/26	EP	Abigail G Klemmensen	\$521.72	O
630-2026	7/17/26	7/14/26	EP	Seth Landsaw	\$1,507.81	O
631-2026	7/17/26	7/14/26	EP	John Meyer	\$757.07	O
632-2026	7/17/26	7/14/26	EP	Taylor Phillippe	\$344.78	O
633-2026	7/17/26	7/14/26	EP	Joshua Scheibrel	\$478.83	O
634-2026	7/17/26	7/14/26	EP	James R Sebastian	\$307.43	O
635-2026	7/17/26	7/14/26	EP	Alexander Segretto	\$960.49	O
636-2026	7/17/26	7/14/26	EP	Katherine Settich	\$970.35	O
637-2026	7/17/26	7/14/26	EP	Cody TYLER Teegarden	\$1,520.28	O
638-2026	7/17/26	7/14/26	EP	Gia Vickers	\$413.35	O
639-2026	7/17/26	7/14/26	EP	Terrence W. Weldon JR.	\$1,508.11	O
640-2026	7/17/26	7/14/26	EP	Edward Williams	\$605.55	O
641-2026	7/17/26	7/14/26	EP	Robert J Yocum	\$239.65	O
643-2026	7/20/26	7/20/26	CH	STAPLES ADVANTAGE	\$143.94	O
644-2026	7/20/26	7/20/26	CH	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$222.26	O
645-2026	7/20/26	7/20/26	CH	AIRGAS	\$609.48	O
646-2026	7/21/26	7/21/26	EW	UNITY NATIONAL BANK	\$5,367.07	O
647-2026	7/21/26	7/21/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$190.00	O
648-2026	7/21/26	7/21/26	EW	AFLAC	\$369.62	O
649-2026	7/15/26	7/21/26	CH	AFLAC	\$346.60	O
650-2026	7/21/26	7/21/26	CH	ACCENT BUSINESS COMMUNICATIONS	\$445.84	O
651-2026	7/24/26	7/23/26	EP	Robert J Yocum	\$11,068.16	O
653-2026	7/7/26	7/24/26	CH	DUNCAN OIL CO	\$1,658.73	O
654-2026	7/31/26	7/28/26	EP	Brittany Alexander	\$1,502.98	O
655-2026	7/31/26	7/28/26	EP	Ben Allen	\$1,601.32	O
656-2026	7/31/26	7/28/26	EP	Tyler D Alliss	\$153.44	O
657-2026	7/31/26	7/28/26	EP	Cyrus N Broyles	\$1,230.90	O
658-2026	7/31/26	7/28/26	EP	Eric Campbell	\$1,327.97	O
659-2026	7/31/26	7/28/26	EP	Benjamin Cavanaugh	\$816.29	O
660-2026	7/31/26	7/28/26	EP	Kode Cook	\$957.97	O
661-2026	7/31/26	7/28/26	EP	Allan Davis	\$633.75	O
662-2026	7/31/26	7/28/26	EP	Kama L. Dick	\$1,288.81	O
663-2026	7/31/26	7/28/26	EP	Cathryn Fortunato	\$295.69	V
663-2026	7/31/26	8/4/26	EP	Cathryn Fortunato	-\$295.69	V
664-2026	7/31/26	7/28/26	EP	Arthur Franklin	\$1,782.62	O
665-2026	7/31/26	7/28/26	EP	Lorna Furderer	\$341.30	O
666-2026	7/31/26	7/28/26	EP	Mya Jordan	\$1,100.57	O
667-2026	7/31/26	7/28/26	EP	Wilkerson-Bienick Joshua	\$1,498.98	O
668-2026	7/31/26	7/28/26	EP	Jace Justice	\$569.48	O
669-2026	7/31/26	7/28/26	EP	Abigail G Klemmensen	\$987.22	O
670-2026	7/31/26	7/28/26	EP	Seth Landsaw	\$694.51	O
671-2026	7/31/26	7/28/26	EP	John Meyer	\$717.35	O
672-2026	7/31/26	7/28/26	EP	Taylor Phillippe	\$737.45	O
673-2026	7/31/26	7/28/26	EP	Julie Reese	\$1,121.90	O

674-2026	7/31/26	7/28/26	EP	Rhonda S. Ross	\$1,993.93	O
675-2026	7/31/26	7/28/26	EP	Joshua Scheibrel	\$658.02	O
676-2026	7/31/26	7/28/26	EP	Christopher M Scott	\$876.72	O
677-2026	7/31/26	7/28/26	EP	James R Sebastian	\$410.69	O
678-2026	7/31/26	7/28/26	EP	Alexander Segretto	\$782.12	O
679-2026	7/31/26	7/28/26	EP	Katherine Settich	\$718.03	O
680-2026	7/31/26	7/28/26	EP	Cody TYLER Teegarden	\$1,447.18	O
681-2026	7/31/26	7/28/26	EP	Gia Vickers	\$1,095.52	O
682-2026	7/31/26	7/28/26	EP	Terrence W. Weldon JR.	\$1,252.42	O
683-2026	7/31/26	7/28/26	EP	Edward Williams	\$1,484.60	O
688-2026	7/30/26	7/30/26	CH	INTERNAL REVENUE SERVICE	\$11.52	O
699-2026	7/2/26	8/2/26	CH	AETNA	\$1,836.04	O
700-2026	7/31/26	8/3/26	NEG ADJ	DELTA DENTAL - Deltal Dental returned premium paid for June 2026. Policy cancelled 05/31/2026	-\$58.24	O
55254	7/1/26	7/1/26	AW	CSUtest.com	\$560.00	O
55255	7/6/26	7/6/26	AW	Shipman, Dixon & Livingston	\$132.58	O
55256	7/6/26	7/6/26	AW	PHOENIX SAFETY OUTFITTERS	\$799.90	O
55257	7/7/26	7/7/26	AW	Shipman, Dixon & Livingston	\$50.00	O
55258	7/8/26	7/8/26	AW	MIAMI COUNTY-SHERIFFS DEPT	\$35.00	V
55258	7/8/26	7/8/26	AW	MIAMI COUNTY-SHERIFFS DEPT	-\$35.00	V
55259	7/8/26	7/8/26	AW	CATHY FORTUNATO	\$62.17	O
55260	7/9/26	7/9/26	AW	JULIE REESE	\$608.70	O
55261	7/9/26	7/9/26	AW	PARK NATIONAL BANK	\$2,450.00	O
55262	7/11/26	7/11/26	AW	SUNRISE COOPERATIVE	\$476.00	O
55263	7/20/26	7/20/26	AW	GDAHIN	\$625.00	O
55264	7/20/26	7/20/26	AW	KOENING EQUIPMENT CO	\$458.21	O
55265	7/20/26	7/20/26	AW	MIAMI COUNTY TOWNSHIP ASSOCIATION	\$35.00	O
55266	7/20/26	7/20/26	SW	Skipped Warrants 55266 to 55266 Series 1	\$0.00	V
55267	7/20/26	7/20/26	AW	MIAMI COUNTY ENGINEER	\$784.92	O
55268	7/21/26	7/21/26	AW	ATLANTIC EMERGENCY SOLUTIONS. INC	\$836.30	O
55269	7/24/26	7/24/26	AW	MEDTRONIC PHYSIO CONTROL INC	\$964.16	O
55270	7/24/26	7/24/26	AW	AUTOZONE,INC	\$22.24	O
55271	7/24/26	7/24/26	AW	Johnson's Heating & Air LLC	\$4,200.00	O
Total Payments per UAN...					\$126,022.42	
Total Expenditures per UAN...					\$126,022.42	

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 - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, 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

* 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 _____
Trustee Julie Reese _____
Trustee Josh Wilkerson _____

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



RESOLUTION #26-08-081

**A RESOLUTION APPOINTING CATHY FORTUNATO BETHEL TOWNSHIP ADMINISTRATOR
AS AUTHORIZED BY SECTION 505.031 OF THE OHIO REVISED CODE**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, the position of Township Administrator became vacant upon the resignation of Cody Smith, effective November 21, 2025, which resignation was accepted by Resolution #25-12-097; **AND**

WHEREAS, by Resolution #25-12-099 the Board appointed an Acting Township Administrator to serve until such time as the Board appoints a new Township Administrator to fill the vacancy; **AND**

WHEREAS, Section 505.031 of the Ohio Revised Code authorizes the Board of Township Trustees to appoint a Township Administrator, who shall be the administrative head of the Township under the direction and supervision of the Board and who shall hold office at the pleasure of the Board; **AND**

WHEREAS, Section 505.031 of the Ohio Revised Code requires the Board of Trustees to fix the salary of the Township Administrator; **AND**

WHEREAS, the rules and conditions set forth in the Township's Personnel Policies and Procedures Manual and the Fire Department's Standard Operating Guide shall apply, including any future revisions to the manuals; **AND**

WHEREAS, Cathy Fortunato has expressed interest in the position and has been interviewed by the Board of Trustees who has determined that Cathy Fortunato possesses the qualifications and experience necessary to serve the Township in this capacity. **THEREFORE**

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

SECTION 1. Cathy Fortunato is hereby appointed Township Administrator of Bethel Township, Miami County, Ohio, pursuant to Section 505.031 of the Ohio Revised Code, effective _____, 2026.

SECTION 2. The position of Township Administrator is part-time and shall not exceed an average of 28 hours per week.

SECTION 3. The Board of Trustees hereby fixes the compensation of the Township Administrator at _____ Dollars (\$_____) per _____, and directs the Township Fiscal Officer to make payment commensurate with the payroll schedule.

SECTION 4. The Township Administrator shall serve at the pleasure of the Board of Trustees and shall perform, or delegate the performance of, the duties set forth in Section 505.032 of the Ohio Revised Code, together with such other duties as the Board may from time to time assign.

SECTION 5. Upon the effective date of this appointment, the vacancy in the office of Township Administrator is filled, and any designation of Acting Township Administrator previously approved by the Board is concluded.

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

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

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



RESOLUTION #26-08-082

**A RESOLUTION APPOINTING BRIAN SWINDERMAN TO THE BETHEL TOWNSHIP ZONING COMMISSION
WITH A TERM ENDING DECEMBER 31ST, 2031**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, Section 519.04 of the Ohio Revised Code prescribes that each Township that administers its own zoning resolution shall appoint a township Zoning Commission composed of five members and up to two alternates; **AND**

WHEREAS, the Bethel Township Zoning Commission (ZC) has an opening for an alternate member; **AND**

WHEREAS, Brian Swinderman has expressed interest in the position for the Bethel Township Zoning Commission alternate and has been interviewed by the Planning and Zoning Director and the Township Trustees. **THEREFORE**

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that Brian Swinderman be appointed to fill the term of alternate member to the Bethel Township Zoning Commission commencing August 12, 2026 and expiring December 31, 2031.

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

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

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



RESOLUTION #26-08-082

**A RESOLUTION APPOINTING BRIAN SWINDERMAN ALTERNATE
TO THE BETHEL TOWNSHIP ZONING COMMISSION WITH A TERM ENDING DECEMBER 31ST, 2031**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, Section 519.04 of the Ohio Revised Code prescribes that each Township that administers its own zoning resolution shall appoint a township Zoning Commission composed of five members and up to two alternates; **AND**

WHEREAS, the Bethel Township Zoning Commission (ZC) has an opening for an alternate member; **AND**

WHEREAS, Brian Swinderman has expressed interest in the position for the Bethel Township Zoning Commission alternate and has been interviewed by the Planning and Zoning Director and the Township Trustees. **THEREFORE**

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that Brian Swinderman be appointed to fill the term of alternate member to the Bethel Township Zoning Commission commencing August 12, 2026 and expiring December 31, 2031.

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

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

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



RESOLUTION #26-08-083

**A RESOLUTION APPOINTING JASON MCCOY TO THE BETHEL TOWNSHIP ZONING COMMISSION
WITH A TERM ENDING DECEMBER 31ST, 2028**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 11th day of August, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, Section 519.04 of the Ohio Revised Code prescribes that each Township that administers its own zoning resolution shall appoint a township Zoning Commission composed of five members and up to two alternates; **AND**

WHEREAS, Lorna Funderer resigned from the Bethel Township Zoning Commission (ZC), resulting in an open seat on the Bethel Township Zoning Commission; **AND**

WHEREAS, Jason McCoy has expressed interest in the open position on the Bethel Township Zoning Commission and has been interviewed by the Township Trustees. **THEREFORE**

