



**Bethel Township Board of Trustees
September 8, 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 September 8, 2026 by the Bethel Township Trustees, Miami County for Case ZTA-03-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-07-071.

- 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		
	321- EMS call, excluding vehicle accident with injury	08/07/2026 18:59:35	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	08/10/2026 09:50:51	Huber Heights Fire Division
	111- Building Fire	08/17/2026 15:42:41	Tipp City Fire/EMS
	321- EMS call, excluding vehicle accident with injury	08/18/2026 16:12:18	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	08/29/2026 12:37:47	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	08/29/2026 17:54:31	Tipp City Fire/EMS
	Mutual aid received		Aiding Agency Name
	300 Rescue, EMS incident, other	08/01/2026 13:01:50	New Carlisle Fire Division (City of)
	321- EMS call, excluding vehicle accident with injury	08/04/2026 21:45:09	Huber Heights Fire Division
	322- Motor vehicle accident with injuries	08/10/2026 10:37:14	Huber Heights Fire Division
	321- EMS call, excluding vehicle accident with injury	08/15/2026 20:28:34	Huber Heights Fire Division
	611- Dispatched and canceled en route	08/15/2026 23:24:02	Tipp City Fire/EMS
	321- EMS call, excluding vehicle accident with injury	08/23/2026 13:41:59	Huber Heights Fire Division
	300- Rescue, EMS incident, other	08/28/2026 05:13:52	Huber Heights Fire Division
	322- Motor vehicle accident with injuries	08/29/2026 18:16:39	New Carlisle Fire Division (City of)
	151- Outside rubbish, trash or waste fire	08/30/2026 16:15:13	Tipp City Fire/EMS

Month	Mutual Aid Given	Mutual Aid Received
August	6	9



Incident Type Details	2026-08	Total
111- Building Fire	1	1
141- Forest, woods or wildland fire	1	1
151- Outside rubbish, trash or waste fire	2	2
300- Rescue, EMS incident, other	3	3
321- EMS call, excluding vehicle accident with injury	31	31
322- Motor vehicle accident with injuries	5	5
324- Motor vehicle accident with no injuries	1	1
554- Assist invalid	1	1
611- Dispatched & canceled en route	3	3
736- CO detector activation due to malfunction	2	2
Total...	50	50

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** – Zoning Secretary Cathy Fortunato

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

ZC-24-26	5590 SR 202	Sign
ZC-25-26	4330 Lisa Dr	New construction (accessory building-storage of forklifts and other construction equipment only)
ZC-26-26	4230 Gibson Dr	New construction (warehouse-storage only, must obtain CU for office space)
ZC-27-26	6365 SR 201	3 Accessory Buildings (carport, shed, gazebo)
ZC-28-26	4360 Lisa Dr	Change of Use (auto repair)
ZC-29-26	4125 Gibson Dr	Change of Use (warehouse/wholesale-carpet)
ZC-30-26	4245 Gibson Dr	Change of Use (contractor's yard)
ZC-31-26	4155 Lisa Dr	Change of Use (research & development-material testing)
ZC-32-26	9765 Julie Ct	Change of Use (manufacturing light-machine shop)
ZC-33-26	4380 Gibson Dr	Change of Use (automobile, truck, & RV repair)
ZC-34-26	4350 Gibson Dr	Change of Use (automobile, truck, & RV repair)
ZC-35-26	4025 Gibson Dr	Change of Use (building & trades-heating & cooling, plumbing)
ZC-36-26	4177 Gibson Dr	Change of Use (automobile, truck, & RV repair-no junk vehicles outside the scope of the operation)
ZC-37-26	4190 Lisa Dr	Change of Use (building & trades-roofing contractor)
ZC-38-26	4200 Lisa Dr	Change of Use (automobile, truck, & RV repair-automobile repair and restoration)
ZC-39-26	4195 Gibson Dr	Change of Use (building & trades-construction company)
ZC-40-26	9285 Shroyer Dr	Accessory building-shed 12'x24'
ZC-41-26	6556 US 40	Accessory building-shed 24'x14'
ZC-42-26	6556 US 40	Addition-patio roof (already added)
ZC-43-26	4240 Lisa Dr	Requires a conditional use for truck & heavy equipment repair
ZC-44-26	4280 Lisa Dr	Change of Use (automobile, truck, & RV repair) – processed as ZC-44-26
ZC-45-26	4080 Gibson Dr	Change of Use (manufacturing light-Christmas décor)
ZC-46-26	9785 Julie Ct	Change of Use (manufacturing light-airplane parts)
ZC-47-26	4095 Gibson Dr	Change of Use (manufacturing light-airplane parts)
ZC-48-26	9785 Wildcat Rd	Change of Use (manufacturing light-machine shop)
ZC-49-26	9805 Wildcat Rd	Change of Use (warehouse-storage of finished product from machine shop)

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

ZC-51-26	6685 Studebaker Rd	Accessory structure-awning
ZC-52-26	9263 Shroyer Dr	Accessory structure-pole barn
ZC-53-26	4280 Lisa Dr	Change of Use (automobile, truck, & RV repair-this approval does not include semitruck repair)

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

Case CU-02-26: A request from Peirson Accounting Services, Inc. for a Professional Services Conditional Use for the purpose of an accounting office. Parcel address is 4390 Lisa Dr, Tipp City, OH, parcel ID# A01-087292. *Per Bethel Township Zoning Resolution Article 12, Section 12.04: Professional Services, which includes accounting (per Section 3.02), is permitted only as a conditional use.*

Case CU-03-26: A request from Cottonwood Lane Events for an Events Conditional Use for the purpose of holding events. Parcel address is 4925 US 40, Tipp City, OH, parcel ID# A01-043820. *Per Bethel Township Zoning Resolution Article 16, Section 16.04: Events are permitted only as a conditional use.*

Case CU-04-26: A request from Rita Konicki for a Professional Services Conditional Use for the purpose of clerical office space. Parcel address is 4195 Gibson Dr, Tipp City, OH, parcel ID# A01-085371. *Per Bethel Township Zoning Resolution Article 12, Section 12.04: Professional Services, which includes services of a professional nature (per Section 3.02), is permitted only as a conditional use.*

Case CU-05-26: A request from Dan Wyckoff of DBA Watermark, for a Truck and Heavy Equipment Service Conditional Use permit. Parcel address is 8760 S.R. 201, Tipp City, OH, parcel ID# A01-048500. *Per Bethel Township Zoning Resolution Article 12, Section 12.04: Truck and Heavy Equipment Service is permitted only as a conditional use.*

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. Withdrawn by applicant on 8/26/26*

Case V-06-26: A request from Jason Gregory for a variance for the erection of a pole barn that is 1280 sqft on .60 acres. Parcel address is 4405 US RT 40, Tipp City, OH, parcel ID# A01-086207. *Per Bethel Township Zoning Resolution Article 30, Section 30.05(G) for acreage .276-.716 Maximum Gross Floor Area is 900 sq ft, Setback is side 10' and rear 5', and Number of Permitted Accessory Buildings is 2. UNANIMOUS 5-0 APPROVAL on 8/27/26 with CONDITIONS of a maximum of 1,024 square feet and that the 3 existing accessory buildings shall be removed within 90 days of the completion of the new building*

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, parcel ID# A01-005500. *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 the Zoning Resolution.*

Applicant requested to be heard at 9/24/26 meeting which is now scheduled for 10/1/26

Case V-08-26: A request from Dan Wyckoff of DBA Watermark for a variance from the limit of 15 parking spaces permitted to a total of 66. Parcel address is 8760 S.R. 201, Tipp City, OH, parcel ID# A01-048500. *Per Bethel Township Zoning Resolution Section 35.05 for Truck and Heavy Equipment Service, the minimum number of spaces required is one (1) space for each service bay plus one (1) space for each 200 square feet of office space. Per Section 35.08: In order to prevent excessive lot coverage and surface water run-off, no minimum off-street parking space requirement in Section 35.05 shall be exceeded by fifteen (15) percent unless good cause can be shown and approved by the Board of Zoning Appeals.*

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

Case ZTA-03-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-07-071. **APPROVAL with MODIFICATIONS 5-0 on 8/27/26**

Case ZTA-04-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-08-079.

Case ZA-05-26: A request to the Bethel Township Zoning Commission from Countryside Unlimited (James Leskovich) to amend the Bethel Township Zoning Resolution to split the 1.5075 acre lot located at 2337 Ross Rd, Tipp City, OH, parcel ID# A01-037120, currently zoned R-2, to re-zone it to R-1AAA, and to join the back portion to the A-2 lot behind it (2333 Ross Rd, 28.91 acres, parcel ID# A01-037100). *Per Bethel Township Zoning Resolution Section 5.05: R-1AAA (front lot) minimum lot area is 3 acres, minimum lot width and frontage is 200', and minimum rear yard setback is 50'. Per Bethel Township Zoning Resolution Section 30.05 Accessory Buildings and Structures: In any residential zone, no garage or other accessory building shall be erected within the front yard. Per Bethel Township Zoning Resolution Article 16 A-2 (back lot), Section 16.05: minimum lot width and frontage is 200'.*

YEAR TO DATE (2026):

Certificates issued in 2026.	51	Conditional Use requested in 2026	5
Declarations received in 2026.	11	Conditional Use approved in 2026.	0
		Conditional Use denied in 2026.	1
Variances requested in 2026.	9	Zoning Amendments requested in 2026. . .	8
Variances approved in 2026	3	Zoning Amendments approved in 2026 . . .	2
Variances denied in 2026.	2	Zoning Amendments denied in 2026	0

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

September 15, 2026 at 7:00PM. Bethel Township will be submitting text amendments Case **ZTA-04-26**.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

October 1, 2026 at 6:30PM. Above listed cases will be on the agenda.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

Will meet October 1, 2026 at 7:30PM to hear zoning text amendments **Case: ZTA-04-26**.

BETHEL TOWNSHIP BOARD OF TRUSTEES:

Will meet October 13, 2026, to include a public hearing, on text amendments **Case: ZTA-04-26**.

2026 ZONING ENFORCEMENT (YTD):

	Junk/Debris	High Grass	Construction Related	Health Referrals	Other	Total Issued	Total Cleared
Month	3	2	2	0	49	56	34
YTD	33	24	3	0	72	132	42

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 6 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 proposing additional amendments to the zoning resolution text.
- Following is a resolution to continue employment of Lorna Furderer to help scan and organize the paper zoning files.
- Then we have a resolution requesting additional/replacement traffic signs from the Miami County Engineer's Office.
- Next is a resolution declaring our old large diameter supply hose to be unfit for use and dispose of it.
- The next resolution is to record the electronic payments and warrants for June.

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 8/24/26

Stmnt Date	By	Tx Date	Description	Amount
8/24/26	Schiebrel	8/3/26	cpr class for employee of miami county communication center	\$16.77
8/24/26	Schiebrel	8/20/26	digital space - web hosting	\$48.50
8/24/26	Ross	7/26/26	Adobe - dreamweaver for website updates	\$32.09
8/24/26	Ross	8/7/26	Lowe's - toggle bolts and masonry drill bits	\$51.37
8/24/26	Ross	8/10/26	Lowe's - toggle bolts and masonry drill bits	\$28.94
8/24/26	Reese	7/24/26	usps - stamps for zoning	\$82.00
8/24/26	Reese	7/31/26	amazon - speaker stands and speaker bags for meeting room	\$194.80
8/24/26	Reese	8/2/26	amazon - tv screens, mounting brackets, cable for meeting room	\$342.96
8/24/26	Reese	8/3/26	amazon - brochure racks for zoning forms and township info	\$315.21
8/24/26	Reese	8/3/26	amazon - microphones, speakers, cables for large meetings in fire bay	\$987.10
8/24/26	Reese	8/4/26	dirtcheapsigns.com - yard signs for nuisance properties	\$279.65
8/24/26	Reese	8/5/26	amazon - desktop name plate holders for large meetings	\$26.99
8/24/26	Reese	8/13/26	amazon - lenovo thinkpad L13 Gen 1 business laptop for zoning	\$211.00
Purchases...				\$2,617.38

B. Receipt report: 8/1/2026 to 8/31/2026 – August deposits were made on 9/1/26, they will be reported as part of the September totals.

Post	Tx Date	Type	Receipt#	Source	Total	Status	Purpose
Total Revenue...					\$0.00		

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 #26-09-085:** A RESOLUTION APPROVING ZONING CASE ZTA-03-26: A REQUEST TO AMEND THE BETHEL TOWNSHIP ZONING RESOLUTION TEXT PER RESOLUTION #26-07-071

Motioned by Trustee _____ Seconded by Trustee _____

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

- B. **RESOLUTION #26-09-086:** 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: _____
- C. **RESOLUTION #26-09-087:** A RESOLUTION RE-APPOINTING LORNA FURDERER TO THE POSITION OF RECEPTIONIST
Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
- D. **RESOLUTION #26-09-088:** A RESOLUTION REQUESTING TRAFFIC SIGNS FROM THE MIAMI COUNTY ENGINEER'S OFFICE
Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
- E. **RESOLUTION #26-09-089:** A RESOLUTION DISPOSING OF UNFIT PROPERTY AND AUTHORIZING THE DISCARD OF SAID PROPERTY ACCORDING TO SECTION 505.10 OF THE OHIO REVISED CODE
Motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
- F. **RESOLUTION #26-09-090:** 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**

September	15	County Planning Commission Mtg. in Troy, 7:00pm, we will have a case on the agenda
October	1	BZA Meeting 6:30pm*/Zoning Commission 7:30pm*
October	4	Fire Open House at the Township Fire Station, 2:00pm-4:00pm
October	6	Start of early voting, ends November 1, Miami County Courthouse
October	6	Trustee Workshop Meeting, Township Meeting Room, 6:00pm
October	7	Historical Society Meeting
October	12	Columbus Day observed, Township offices closed
October	13	Trustee Business Meeting & Zoning Public Hearing, Township Meeting Room, 6:00pm
October	20	County Planning Commission Mtg. in Troy, 7:00pm, we will have a case on the agenda
October	22	BZA Meeting 6:30pm*/Zoning Commission 7:30pm*
October	29	Trick-or-Treat/Beggar's Night in the Township, Fire Fighters out, 6:00pm-8:00pm

* 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. **ADJOURNMENT** motioned by Trustee _____ Seconded by Trustee _____
Vote: Trustee Dick: _____ Trustee Wilkerson: _____ Trustee Reese: _____
Time: _____

Case ZTA-03-26

Case: ZTA-03-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-07-071.

Miami County Planning Commission unanimously recommended denial of the application and supplied the following report:

MIAMI COUNTY DEPARTMENT OF DEVELOPMENT
STAFF REPORT
Bethel Township

Applicant's Name: Bethel Township

Date: August 18, 2026 Application: 26-07-071

Nature of Request: To amend Sections 3, 5, 8, 9, 12, 13, 30 the Bethel Township Zoning Resolution.

The township is proposing to amend the Bethel Zoning Resolution with updates that add, clarify, and address uses and terminology within the existing code.

Comments: Overall staff is in favor of the Township's intent to modernize its zoning resolution and associated procedures. Staff has reviewed the townships' proposed updates and has provided the following specific comments.

Definitions The proposed updates deal with several definitions which are similar to one another. When possible, staff would recommend consolidation and simplification of the proposed definitions rather than adding new ones in order to make the zoning resolution as user-friendly as possible.

Child Care The proposed updates indicate that there is a need for childcare in the township which is true in all of Miami County. The Miami County Community and Workforce Needs Assessment also specifically calls out a great need for 3rd shift childcare which would be prohibited by the proposed updates. The township also proposes noise requirements to be placed on these uses which are vague. Given the indicated need for these services, staff would recommend relaxing some of this language to make it easier and more straightforward for providers who are looking to locate and provide services within the township.

Impervious Surface Standards The township proposes to reduce the allowable amount of impervious surface for all Industrial and Business uses to no more than 35%. Staff would recommend that the township consider the implementation of enforceable stormwater management standards in lieu of impervious surface requirements. This would achieve the same outcome while staying business friendly.

Staff Recommendation: Staff recommends that additional review of the proposed updates, including review by legal counsel, is strongly considered by the Township prior to adoption. An open house or other venue for township residents to provide comment prior to formal public hearings is also suggested.

Bethel Township Zoning Commission recommended unanimous approval with modifications:

1. For **Garage, Parking:** need definition for "automobiles" as "any motor vehicle under 26,001 pounds."
2. For R-1AAA, A-1, and A-2 for **Child Care:**
 - a. Does the limit of 6 include the children living in the home? Can different children come on different days or different times – does it mean 6 at a time or 6 total?
 - b. Suggest changing the hours from 7 am – 8 pm to 6 am – 8 pm.
3. For **Warehouses:** recommend not allowing warehouse in B-2 and B-3, only in B-1.
4. For **Impervious Surface:** recommend to strike completely in light of mandatory stormwater plan.
5. In **Light Industrial District:** recommend to strike completely (moving the remaining permitted use to conditional uses).

For proposed text amendments, see Resolution #26-09-085.



RESOLUTION #26-09-085

A RESOLUTION APPROVING ZONING CASE ZTA-03-026:

A REQUEST TO AMEND THE BETHEL TOWNSHIP ZONING RESOLUTION TEXT PER RESOLUTION #26-07-071

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in special session on the 8th day of September, 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 #26-07-071 was adopted on the 14th day of July, 2026, proposing amendments to the Bethel Township Zoning Resolution; **AND**

WHEREAS, the Miami County Planning Commission unanimously recommended denial; **AND**

WHEREAS, the Bethel Township Zoning Commission recommended unanimous approval with modifications; **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 #26-07-071 be adopted with modifications agreed to during discussion as noted:

1. §3.02 Words and Terms Defined – Parking Garage, Parking Lot, Parking Structure, Public Garage, Motor Vehicle

- **Issue:** Parking Garage is listed in 3.02 as Garage, Parking.
- **Issue:** Term “Parking Lot” is referenced in B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business as a Non-Residential Conditional Permitted Use but when track back through the definitions seems to allow any type of vehicle, including heavy-duty trucks and equipment which is not intended in the Business Districts based on their defined purposes. It is also referenced in F-1 Flood Plain as a Non-Residential Principal Permitted Use. Note: there is a proposed amendment to add a separate term “Heavy Truck Parking”, so Parking Lot needs to be clear that it is not meant for heavy-duty vehicles or equipment.
- **Issue:** Term “Parking Structure” is referenced in B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business as a Non-Residential Conditional Permitted Use but when track back through the definitions seems to allow any type of vehicle, including heavy-duty trucks and equipment which is not intended in the Business Districts based on their defined purposes. It is also referenced in F-1 Flood Plain as a Non-Residential Principal Permitted Use. Needs to be clear that this is not for heavy-duty vehicles or equipment.
- **Issue:** Term “Public Garage” is referenced in I-1 Principal Permitted Uses as Public & Semi-Public Uses but there is no definition in 3.02.
- **Issue:** Term “Motor Vehicle” is used throughout the Zoning Resolution, but the 3.02 entry is labeled “Vehicle, Motor”
- **Current:**
Garage, Parking – A space, structure, or series of structures for the temporary storage or parking of motor vehicles.
Parking Lot – A permanently surfaced parcel of land devoted to unenclosed parking spaces.
Parking Space – A dedicated area for the parking of a motor vehicle within a public or private parking lot.
Vehicle, Motor – Any vehicle, including mobile homes and recreational vehicles, that is propelled or drawn by power other than muscular power or power collected from overhead electric trolley wires.
Vehicle – Any device that is used in the public or private transportation of one or more persons, is used in the

transportation of goods over public or private property or roadways, or is used in a commercial or agricultural enterprise. A device that is designed to be pushed, pulled or towed by any self-propelled vehicle shall be considered a vehicle for the purpose of this Resolution.

- **Proposed:** change Garage, Parking definition to refer to “automobile” which specifies a motor vehicle with a manufacturer’s gross vehicle weight rating of less than 26,001 pounds to exclude heavy-duty vehicles and equipment.

Garage, Parking – A space, structure, or series of structures for the temporary storage or parking of automobiles.

- **Proposed:** change Parking Lot definition to refer to “automobile” which specifies a motor vehicle with a manufacturer’s gross vehicle weight rating of less than 26,001 pounds to exclude heavy-duty vehicles and equipment.

Parking Lot – A permanently surfaced parcel of land devoted to unenclosed parking spaces for automobiles.

- **Proposed:** add an entry for “Parking Structure” to reference “Garage, Parking”.

Parking Structure – see “Garage, Parking”.

- **Proposed:** add an entry for “Parking Garage” to reference “Garage, Parking”.

Parking Garage – see “Garage, Parking”.

- **Proposed:** add an entry for “Public Garage” to reference “Garage, Parking”.

Public Garage – see “Garage, Parking”.

- **Proposed:** add an entry for “Motor Vehicle” to reference “Vehicle, Motor”.

Motor Vehicle – see “Vehicle, Motor”.

- **Modifications during discussion:** _____

2. §3.02 Words and Terms Defined – Automobile Filling Station

- **Issues:**
 - Term is used in I-1 and I-2 but definition references convenience store.
 - Convenience store definition states it may include the sales of automotive fuels if permitted by the BZA, which causes a conflict within the Districts if Convenience Store is permitted differently than an Auto Wash Facility or an Automobile Filling Station as our code currently does. Automobile Filling Station is permitted in I-1 and I-2 only, but a Convenience Store is permitted in B-1 and B-3 districts. Auto Wash Facility is currently permitted in B-1 only.
 - Auto Wash Facility is used in the Districts as “Automobile Was Facility”. Suggest moving the current definition to “Car Wash” as it is a more common name.
- **Current:**
 - **Automobile Filling Station** - See “Convenience Store”. This should have true filling station definition.
 - **Auto Wash Facility** – The use of a tract of land, building, or portion thereof, for the manual or automatic washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment, for profit.
 - **Convenience Store** – A business that customarily provides prepackaged food products and beverages for consumption off premises, newspapers, magazines, groceries, or other small-scale retail items. A convenience store may include a car wash, the sales of automotive fuels and lubricants if permitted by the Township Board of Zoning Appeals.
- **Proposed:**
 - **Automobile Filling Station** – see “Gas Station”.
 - **Gas Station (Service Station)** – a retail station for servicing vehicles especially with gasoline, diesel fuel, and oil. A gas station may include a car wash and/or a convenience store as accessory uses if the District permits it.
 - **Convenience Store** - A business that customarily provides prepackaged food products and beverages for consumption off premises, newspapers, magazines, groceries, or other small-scale retail items. ~~A~~

~~convenience store may include a car wash, the sales of automotive fuels and lubricants if permitted by the Township Board of Zoning Appeals.~~

- **Automobile Wash Facility** – See “Car Wash”.
- **Car Wash** - The use of a tract of land, building, or portion thereof, for the manual or automatic washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment, for profit.
- Add “Convenience Store Associated with Principally Permitted Use” as an Accessory Permitted Use to I-1 §12.03 and I-2 §13.03.
- Add “Car Wash Associated with Principally Permitted Use” as an Accessory Permitted Use to I-1 §12.03 and I-2 §13.03.

- **Modifications during discussion:** _____

3. §3.02 Words and Terms Defined – Nursery School

- **Issue:** Both “Nursery School” and “School, Nursery” have definitions. While currently they are identical, this creates an opportunity for them to get out of synch should only one be amended.
- **Current:** An establishment providing for the care, supervision, and protection of children on a daily basis for compensation.
- **Proposed:** change Nursery School to reference “School, Nursery”, thereby eliminating the accidental mismatch in definitions should only one of them get updated.
 - **Nursery School** – see “School, Nursery”.

- **Modifications during discussion:** _____

4. §3.02 Words and Terms Defined

- **Issues:**
 - New terms are missing from our definitions and the code references missing definitions.
 - Buildings and Trades, Contractor’s Yard, and Utility Storage Yard terms are used in B-1, I-1, and I-2, but there is no definition.
- **Proposed:**
 - **Buildings and Trades** - Establishments engaged in the construction, repair, remodeling, installation, or maintenance of buildings, structures, and related improvements. This category typically includes businesses such as general contractors, electricians, plumbers, HVAC contractors, roofers, masons, painters, carpenters, and similar trades. Activities may include offices, workshops, indoor storage of tools and equipment, and incidental outdoor storage where permitted.
 - **Contractor’s Yard** - Facilities used by construction contractors or similar businesses as a base of operations for the storage, maintenance, dispatch, and staging of construction equipment, vehicles, materials, and supplies. Contractor yards may include offices, workshops, equipment maintenance, and outdoor storage areas, but are not intended for the processing or manufacture of construction materials.
 - **Utility Storage Yard** - Facilities operated by or on behalf of public or private utility providers for the storage, staging, maintenance, and distribution of equipment, vehicles, materials, and supplies used in the construction, operation, repair, and maintenance of utility systems, including electric, water,

wastewater, natural gas, telecommunications, and similar infrastructure. These facilities may include fleet parking, equipment maintenance, warehouses, and outdoor storage.

- **Modifications during discussion:** _____

5. R-1AAA Residence District, A-1 Domestic Agriculture District, and A-2 General Agriculture District

- **Issues:** Township has a need for affordable child care. B-3 has “Nursery School or Child Care” listed both as a Principal Permitted Use and as a Conditional Permitted Use in the B-3 Neighborhood Business District.
- **Current:**
 - Nursery School and Child Care is currently only permitted as a Principal Permitted Use in B-2 Office/Residential and B-3 Neighborhood Business – suggest allowing “Nursery School or Child Care” as an Accessory Permitted Use in R-1AAA, A-1, and A-2 Districts where residential dwellings exist.
 - Require a Zoning Permit so the Township and Fire Department knows where they are located.
- **Proposed:**
 - R-1AAA §5.03 Accessory Permitted Uses:
 1. Add **Nursery School or Child Care as regulated in Section 30.27 (D)**
 2. Change Home Occupations to **Home Occupations as regulated in Section 30.27 (A)**
 3. Change Signs to **Signs as regulated in Article 36 – Sign Regulations**
 - A-1 §15.03 Accessory Permitted Uses:
 1. Add **Nursery School or Child Care as regulated in Section 30.27 (D)**
 2. Change Signs to **Signs as regulated in Article 36 – Sign Regulations**
 - A-2 §16.03 Accessory Permitted Uses:
 1. Add **Nursery School or Child Care as regulated in Section 30.27 (D)**
 2. Change Signs to **Signs as regulated in Article 36 – Sign Regulations**
 - B-3 §8.03 Accessory Permitted Uses:
 1. Change Signs to **Signs as regulated in Article 36 – Sign Regulations**
 - B-3 §8.04 Conditional Permitted Uses:
 1. Remove duplicate to Principal Permitted Uses: ~~Nursery School or Child Care~~
- **Proposed:**
 - §2.07.D Zoning Certificate: add new paragraph following “Zoning Certificates for Home Occupations” called “**D. Zoning Certificates for Nursery School or Child Care**”
 - Add new sub-paragraph **D.1: A Zoning Certificate shall be required for all Nursery Schools or Child Care.**
 - Add new sub-paragraph **D.2: Nursery School or Child Care 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 a new sub-paragraph **D.3: All Nursery Schools and Child Care shall comply with the Nursery School and Child Care requirements set forth in Section 30.27.**
 - Renumber the current paragraph D and subsequent paragraphs.
- **Proposed:**
 - §30.27.D add new paragraph **D. Nursery School or Child Care**
 - Add paragraph to explain purpose: **Nursery School or Child Care in a Residential environment shall be regulated as follows:**
 1. There shall be no outward indication or display of operational activity other than a non-illuminated name plate of not more than one (1) square foot.
 2. No additional points of access to any street, road, or highway shall be constructed specifically to accommodate the operation.

3. No permitted Nursery School or Child Care shall create excessive traffic volume as based on what is normally found in a residential neighborhood.
4. Vehicles, other than passenger cars, used in the operation of Nursery Schools or Child Care or used in the operation of and as transportation to and from the permitted Nursery School or Child Care, shall be limited to pickup trucks and vans of one (1) ton capacity or less.
5. Any equipment or process used in the operation that creates excessive noise, vibration, glare, or any environmental emissions or effluents detrimental to the health, safety, and general welfare of the District or causes any audible or visual interference with radio or television reception or electric line voltage fluctuations off of the subject property is prohibited.
6. Number of children enrolled in or attending the Nursery School or Child Care operation shall be limited to a maximum of six (6).
7. Hours that a permitted Nursery School or Child Care may be in operation shall be limited to those between 7:00 A.M. and 8:00 P.M.
8. The operation shall comply with all Federal, State, County, and Township regulations that are pertinent to its operation in addition to those contained in this Section.
9. The operation shall be conducted within habitable rooms of the dwelling and shall not exceed 25% of the total area of all habitable rooms of the dwelling.
10. Any exterior or open-air activity outside of the dwelling that creates excessive noise is prohibited.
11. Exterior storage, including storage in accessory buildings, of equipment, parts supplies, materials, products, merchandise, inventory and generated waste is prohibited. 13. Display of goods or products shall not be visible from outside of the dwelling.

- **Modifications during discussion:** _____

6. B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business §x.04 Conditional Permitted Uses

- **Issue:** Retail Sales, Parking Lots, Parking Structures permitted, but warehouses are not even though it is similar in nature
- **Proposed:** Allow warehouses as a conditional use and limited in size in B-3 District.
 - Add • **Warehouses** to B-1 §9.04 Conditional Permitted Uses
 - Add • **Warehouses** to B-2 §7.04 Conditional Permitted Uses
 - Add • **Warehouses less than 5,000 square feet in floor area** to B-3 §8.04 Conditional Permitted Uses (same as Retail Space restriction)

- **Modifications during discussion:** _____

7. B-1 General Business §9.04 Conditional Permitted Uses, I-1 Light Industrial §12.04 Conditional Permitted Uses, I-2 Heavy Industrial §13.02 Principal Permitted Uses

- **Issues:** Terms “Buildings and Trades, Contractor’s Yard, Utility Storage Yard” is listed as a trio and sometimes singular, sometimes plural.
- **Proposed:** Split single bullet into three separate entries:
 - Buildings and Trades

- Contractor's Yard
- Utility Storage Yard
- **Proposed:** In I-1 change "Contractor's Yards" to the singular "**Contractor's Yard**" and "Utility Storage Yards" to the singular "**Utility Storage Yard**" for consistency.
- **Modifications during discussion:** _____

8. B-1 General Business, B-2 Office/Residential, B-3 Neighborhood Business, I-1 Light Industrial, I-2 Heavy Industrial §x.05 Lot Development Standards

- **Issue:** Maximum impervious surface is nearly the entire lot size, leaving no surface for water run-off or green space. Also, many I-1 lots are less than ¾ of an acre but our side-by-side in Wiley industrial park allowing for many acres of surface to be covered.
- **Proposed:** Limit impervious surface to 35% in all business and commercial districts
 - Change Maximum Impervious Surface Coverage from 85% to **35%** to B-1 §9.05 Lot Development Standards
 - Change Maximum Impervious Surface Coverage from 70% to **35%** to B-2 §7.05 Lot Development Standards
 - Change Maximum Impervious Surface Coverage from 40% to **35%** to B-3 §8.05 Lot Development Standards for All Other Uses
 - Change Maximum Impervious Surface Coverage from 85% to **35%** to I-1 §12.05 Lot Development Standards
 - Change Maximum Impervious Surface Coverage from 85% to **35%** to I-2 §13.05 Lot Development Standards
- **Modifications during discussion:** _____

9. I-1 Light Industrial §12.01 Purpose

- **Issues:** Fix grammatical issues of misplaced/missing commas and sentence structure.
- **Current:** The purpose of the "I-1" Light Industrial District is to provide appropriate places for clean, low environmental impact industrial and manufacturing uses that are located completely indoors, limit off-site impacts, outdoor storage and **that** provide adequate landscaping and screening for buildings, structures and off-street parking areas.
- **Proposed:** The purpose of the "I-1" Light Industrial District is to provide appropriate places for clean, low environmental impact industrial and manufacturing uses that are located completely indoors, **to** limit off-site impacts **and** outdoor storage, and **to** provide adequate landscaping and screening for buildings, structures and off-street parking areas.
- **Modifications during discussion:** _____

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

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

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TOWNSHIP
MIAMI COUNTY • OHIO

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1. §3.02 Words and Terms Defined

- **Issue:** Clarify that landscape architectural services and lawn maintenance services are not considered “agricultural” per the Ohio Revised Code §519.01: create definitions for Landscape Architectural Services and Lawn Maintenance Services, and add Lawn Maintenance Services to the Professional Service definition list.
- **Current:** Landscape architectural services are defined as a “Professional Service” in the Resolution.
- **Proposed:** **Landscape Architectural Services** – Services encompassing the science and art of designing, planning, and managing land to serve both practical and aesthetic purposes, integrating natural and built elements while considering cultural, environmental, and scientific factors.
- **Proposed:** **Lawn Maintenance Services** – The routine, appearance-focused tasks that keep your yard clean, neat, and visually appealing. This includes, but is not limited to: mowing, edging, trimming, debris removal, and seasonal cleanups. The goal is to preserve the look of an already healthy lawn and landscape, ensuring it stays tidy and well-presented throughout the year.
- **Issue:** Professional Service definition states it is only for providing services “to the general public” which would exclude professional services for a private company such as accounting or clerical work. It also does not include a disclaimer as on end of Personal Service: services shall not include adult entertainment or sexually oriented businesses.
- **Current:** **Professional Service** – Any office or place of business which engage in providing ~~to the general public~~ services of a professional nature, such as, but not limited to, legal, engineering, medical, dental, accounting, real estate agencies, architectural, contractors, tradesmen, exterminators, landscape architectural services, learning centers and other similar professions including therapeutic massage and chiropractors.
- **Proposed:** **Professional Service** – Any office or place of business which engages in providing services of a professional nature, such as, but not limited to, legal, engineering, medical, dental, accounting, **clerical**, real estate agencies, architectural, contractors, tradesmen, exterminators, landscape architectural services, **lawn maintenance services**, learning centers, and other similar professions including therapeutic massage and chiropractors. **Professional services shall not include adult entertainment or sexually oriented businesses.**

2. §3.02 Words and Terms Defined

- **Issue:** There is no definition for Food Truck or Temporary Vendor but terms are referenced in the code.
- **Proposed:** **Food Truck** – A vehicle that is capable of being moved on a daily basis from which food intended for immediate consumption is sold. A food vehicle includes a motorized, self-propelled vehicle, a vehicle that can be towed, and a vehicle moved by human exertion.
- **Proposed:** **Temporary Vendor** – Any cart, table, trailer, equipment, apparatus, vehicle, or food truck that is not a structure; that is designed and intended so as to not be a permanent fixture on a lot; that is used for the retail sale, display, and accessory advertising of merchandise or food. Not permitted in the right-of-way.

3. §36.05 Exemptions, §36.13 Conditional Use Permit, and §36.15 Sign Permit Application and Fees

- **Issue:** For real estate signs, there is a conflict between §36.05 which allows 6 square feet versus §36.13 and §36.15 which only allow signs of 5 square feet. Suggest making them consistent at 6 square feet.
- **Issue:** In §36.15, there are penalty fees listed for permits issued for signs already in place at the time of the permit application – these should be removed from the zoning text resolution and, for consistency, applied per the fee schedule established and approved by the Board of Township Trustees (see Enforcement Penalties in the fee schedule).
- **Current:** §36.05 A. Real estate signs not exceeding **six (6)** square feet in area in any Residential district (24 square feet in any other district) which advertise the sale, rental or lease of the premises on which said signs are located and limited to not more than one such sign per use per each street front of the lot on which the sign is located. Open House signs may be permitted, but shall be erected no more than 5 days prior to and removed the day of the open house.
- **Current:** §36.13 Any sign that does not clearly fit into one of the sign regulations in this Resolution shall not be permitted except through issuance of a Conditional Use Permit obtained from the Board of Zoning Appeals. This included all signs that have flashing or pulsating illumination, animation, rotation, excessive

dimensions or height, temporary construction signs in excess of thirty-two (32) square feet, or signs in excess of **five (5)** square feet advertising the sale, rental or lease of lots and/or buildings.

- **Current:** §36.15 No sign regulated by this Resolution may be erected, painted, installed, or otherwise established in Bethel Township without a permit therefore. Such permit shall be obtained through the office of the Zoning Administrator. There shall be a minimum fee for all sign permits set by the Board of Township Trustees and permanently and publicly displayed in the Township House on the fee schedule. Permit fees shall be calculated by square foot of message area. **However, permits issued for signs already in place at the time of permit application shall bear an additional fee for square foot of message area and a minimum twice the set minimum fee.** No permit shall be required for real estate signs of **five (5)** square feet or less, domestic advertising signs or temporary political signs.
- **Proposed:** §36.13 Any sign that does not clearly fit into one of the sign regulations in this Resolution shall not be permitted except through issuance of a Conditional Use Permit obtained from the Board of Zoning Appeals. This included all signs that have flashing or pulsating illumination, animation, rotation, excessive dimensions or height, temporary construction signs in excess of thirty-two (32) square feet, or signs in excess of **six (6)** square feet (**twenty-four (24) square feet in non-Residential districts**) advertising the sale, rental or lease of lots and/or buildings.
- **Proposed:** §36.15 No sign regulated by this Resolution may be erected, painted, installed, or otherwise established in Bethel Township without a permit therefore. Such permit shall be obtained through the office of the Zoning Administrator. There shall be a minimum fee for all sign permits set by the Board of Township Trustees and permanently and publicly displayed in the Township House on the fee schedule. Permit fees shall be calculated by square foot of message area. **Enforcement Penalties for permits issued for signs already in place at the time of permit application shall bear an additional fee as defined in the fee schedule.** No permit shall be required for real estate signs of **six (6)** square feet or less, domestic advertising signs, or temporary political signs.

4. Medical Marijuana and Adult-Use Marijuana (Cannabis)

- **Issue:** §3.02 definition of Medical Marijuana includes the districts where the cultivation facilities are permitted. For consistency, the use permissions should be specified only within the District Articles of the Zoning Resolution. The Township has separate resolutions for limiting marijuana facilities which needs to be included in the zoning resolution for convenience of the citizens.
- **Current: Medical Marijuana** – Medicinal marijuana is legal in Ohio under ORC 3796. **Cultivation is classified as “medical manufacturing” and is allowed in I-1 and I-2 zoning districts.** Processing, laboratories and dispensaries are allowed in applicable zoning districts.
- **Proposed: Marijuana, Medical** – Marijuana that is cultivated, processed, dispensed, tested, possessed, or used for a medical purpose in accordance with Ohio Revised Code (ORC) Chapter 3796. Medical marijuana does not include adult-use marijuana or homegrown marijuana. Cultivation and Processing facilities are allowed in applicable zoning districts.
- **Proposed: Medical Marijuana** – See “Marijuana, Medical”.
- **Issue:** §3.02 Adult-Use Marijuana definition is missing
- **Proposed: Marijuana, Adult-Use** – Marijuana that is cultivated, processed, dispensed, or tested for, or possessed or used by, an adult-use consumer, in accordance with Ohio Revised Code (ORC) Chapter 3796. “Adult-use marijuana” does not include medical marijuana or homegrown marijuana. Cultivation and Processing facilities are allowed in applicable zoning districts.
- **Proposed: Adult-Use Marijuana** – See “Marijuana, Adult-Use”.
- **Issue:** §3.02 Homegrown Marijuana definition is missing
- **Proposed: Marijuana, Homegrown** – marijuana cultivated, grown, processed, or possessed by an adult-use consumer in accordance with Section 3796.04 of the Ohio Revised Code (ORC). “Homegrown marijuana” includes marijuana cultivated, grown, processed, or possessed under former ORC Section 3780.28 prior to it being repealed. “Homegrown marijuana” does not include medical marijuana or adult-use marijuana.
- **Proposed: Homegrown Marijuana** – See “Marijuana, Homegrown”.
- **Issue:** §3.02 Marijuana Facility definition is missing

- **Proposed: Marijuana Facility** – a facility to cultivate, process, test, or dispense medical or adult-use marijuana.
- **Issue:** Add Section 30.39 Medical, Adult-Use, and Homegrown Marijuana to outline rules and conditions.
- **Proposed:** Add Section 30.39
For purposes of this Resolution, the term “cannabis” is synonymous with “marijuana.”

Background: Resolution #24-06-064 was implemented by the Bethel Township Board of Trustees to restrict adult use cannabis per ORC Section 3780.25 and medical marijuana per ORC Section 3796.29 to no more than one cultivator facility in total and no more than one processor facility in total within Bethel Township, Miami County. Resolution #24-12-122 limited both adult use cannabis dispensaries and medical marijuana retail dispensaries to ZERO. Chapter 3780 was repealed effective March 20, 2026 by Senate Bill 56 and its provisions were replaced by Chapter 3796 of the Ohio Revised Code, known as the Marijuana Control Law. Chapter 3796 now governs both medical and adult use marijuana.

A use permit for a Marijuana Facility shall not be approved unless the following minimum conditions are complied with:

- The use is permitted for the applicable zoning district. If the use is a conditional permitted use, the Board of Zoning Appeals must approve the permit.
- Cultivator facilities are hereby limited to no more than one cultivator facility in total, regardless of whether it is for medical marijuana, adult-use marijuana, or a combination thereof.
- Processor facilities are hereby limited to no more than one processor facility in total, regardless of whether it is for medical marijuana, adult use cannabis, or a combination thereof.
- Both adult-use marijuana dispensaries and medical marijuana dispensaries are hereby prohibited (limited to zero), regardless of whether any such dispensary is for medical marijuana, adult-use marijuana, or a combination thereof. Applications for a dispensary shall be denied.
- The application is related to medical marijuana or adult-use marijuana only. This Resolution does not govern Homegrown Marijuana - see Ohio Revised Code Chapter 3796. Questions and complaints regarding Homegrown Marijuana should be directed to the Sheriff or to the Ohio Division of Cannabis Control.
- No licensed cultivator, licensed processor, licensed dispensary, or licensed laboratory shall be located within five hundred (500) feet of the boundaries of a parcel of real estate having situated on it a school (any school or child care as defined in Section 3.02), church (as defined in ORC §1710.01), public library (as defined in ORC §3375), public playground, or public park.
- Minimum lot area of 3 acres.
- Minimum front yard setback shall be 50 feet.
- Minimum side yard setback shall be 50 feet.
- Minimum rear yard setback shall be 50 feet.
- **Issue:** §3.02 definition of Park is missing
- **Proposed: Park** – An area specifically defined or set aside for use by and for the general public in both active or passive recreational uses; and includes all landscaping, facilities and apparatus, playing fields, utilities, buildings and other structures that are consistent with the general purposes of public parkland.
- **Issue:** §3.02 definition of Playground is missing
- **Proposed: Playground** – A piece of land used for and usually equipped with facilities for recreation especially by children.
- **Issue:** §3.02 definition of Medical Marijuana specifies that it is permitted in I-1 Light Industrial and I-2 Heavy Industrial districts. For consistency, uses should be listed with the district(s) in which they are permitted. Propose to add “Medical Marijuana Facility” and “Adult-Use Cannabis Facility” to I-1 Section 12.04 Conditional Permitted Uses and I-2 Section 13.04 Conditional Permitted Uses in the Non-Residential Uses column.
- **Proposed:** Add the following to I-1 Light Industrial §12.04 Conditional Permitted Uses
 - **Marijuana Facility (per §30.39)**
- **Proposed:** Add the following to I-2 Heavy Industrial §13.04 Conditional Permitted Uses

- Marijuana Facility (per §30.39)

5. §35.11 Use of Off-Street Parking Facilities

- **Issue:** Typically residents know to not park in the public right-of-way, but the zoning resolution does not explicitly note that vehicles of any kind are not permitted to park in the public right-of way.
- **Proposed:** §35.11 Add Letter I. No vehicle of any kind (including, but not limited to: automobiles, boats, RVs, motor homes, motorcycles, trailers, commercial vehicles, heavy trucks, construction equipment, farm implements) shall park in the public right-of-way.

6. §2.06 Board of Zoning Appeals, §2.07 Zoning Certificate, §2.09 Amendments

- **Issue:** Need clarification that if an application is submitted by anyone other than the owner of the parcel, that they must furnish proof of authority to be acting on behalf of the owner. Section 2.09 Amendments is clear about it: Section 2.09 Amendments C. Application 10. “The application shall be signed by the applicant, or the applicant’s agent, attesting to the truth and exactness of all information supplied by the application, provided that an individual signing as the applicant’s agent shall furnish proof of his authority to act for the applicant;” However, sections 2.06 Board of Zoning Appeals and 2.07 Zoning Certificate are not clear.
- **Current:** Section 2.06 Board of Zoning Appeals D. Regulation of Conditional Uses 2. Contents of Conditional Use Permit opening paragraph states “any owner or agent thereof” – recommend adding an explicit requirement as part of the list of contents as item “h.” and renumbering the current “h.” to “i.” and changing the text from “A fee established by Resolution.” to “Payment of all required fees as established in the Bethel Township fee schedule.” for consistency.
- **Proposed:** Section 2.06 Board of Zoning Appeals D. Regulation of Conditional Uses 2. Contents of Conditional Use Permit Application
 - h. The application shall be signed by the applicant, or the applicant’s agent, attesting to the truth and exactness of all information supplied by the application, provided that an individual signing as the applicant’s agent shall furnish proof of his authority to act for the applicant;
 - i. Payment of all required fees as established in the Bethel Township Fee Schedule.
- **Issue:** There is no “contents of variance permit application” section in the zoning code as there is for conditional uses. Recommend adding this section at a future date.
- **Issue:** Section 2.07 Zoning Certificate D. Review Procedure 1. Step 1 – Application b. lists some items needed on the application but does not list any requirements about the application being submitted by the “owner or agent thereof” – recommend adding an explicit requirement as part of the list of contents as item “c.” and renumbering the current “c.” to “d.”
- **Proposed:** Section 2.07 Zoning Certificate D. Review Procedure 1. Step 1 - Application
 - c. The application shall be signed by the applicant, or the applicant’s agent, attesting to the truth and exactness of all information supplied by the application, provided that an individual signing as the applicant’s agent shall furnish proof of his authority to act for the applicant;
 - d. Payment of all required fees as established in the Bethel Township Fee Schedule.
- **Issue:** Section 2.09 Amendments C. Application 11. “A fee as established by the Township Trustees.” – recommend changing to “Payment of all required fees as established in the Bethel Township Fee Schedule.” for consistency.
- **Current:** 11. A fee as established by the Township Trustees.
- **Proposed:** 11. Payment of all required fees as established in the Bethel Township Fee Schedule.

7. Swimming pool clarifications

- **Issue:** Swimming pools are counted as an accessory structure for the purposes of the maximum number of structures permitted and in the maximum gross floor area – recommendation is to remove swimming pools from these calculations but to leave them in the impervious surface (lot coverage) calculation. Also there is a conflict when defining a pool – in §3.02 definitions, side walls are defined as “in excess of 36 inches, but in §30.05 depth is defined as “24 inches or greater.”

- **Current:** §3.02 **Swimming Pool** – A permanent structure constructed or placed below ground or above ground which is designed with side walls in excess of thirty-six (36) inches in depth and is suitable or utilized for swimming or wading.
- **Proposed:** §3.02 **Swimming Pool** – A structure, above or below ground, designed with side walls and intended or used for swimming or wading. A swimming pool is permanent if it is constructed below grade (in-ground) or is an above-ground pool designed to remain in place year-round; it is temporary if it is designed to be set up seasonally and then emptied, disassembled, and stored.
- **Proposed:** §30.05 **Accessory Buildings and Structures** – add paragraph H:
H. Swimming Pool
 1. Area Calculation. A swimming pool regulated under §30.05(A)(5) shall not be counted as an accessory building for purposes of the number of accessory buildings permitted or the maximum gross floor area under §30.05(G).
 2. A swimming pool remains subject to all siting, fencing, and permit requirements of §30.05(A)(5) and to the impervious-surface (lot coverage) and stormwater / drainage requirements of this Resolution.
- **Issue:** §30.05 Accessory Buildings and Structures 5. Swimming Pool c. additional requirements 2. fence requirements state that automatic pool covers will still require a fence but we have allowed pools with appropriate automatic covers to forgo the fence/wall with the approval of the BZA.
- **Current:** 2. The swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access from the street or from adjacent properties. The fence or wall shall not be less than four (4) feet in height and maintained in good condition with a self-locking gate. **An automatic pool cover will still require a fence.**
- **Proposed:** 2. The swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access from the street or from adjacent properties. The fence or wall shall not be less than four (4) feet in height and maintained in good condition with a self-locking gate. An automatic pool cover will still require a fence **or wall unless approval has been granted by the Board of Zoning Appeals as a variance.**

8. Add Article 41 Amendment History

- **Issue:** Past versions of zoning resolutions contained a list of amendments – recommendation is to add this back as an Article at the end of the resolution.
- **Proposed:**
This article contains the history of the Bethel Township Zoning Resolution and amendments. If a resolution is not referenced, the entry is for informational purposes only.
 - Certification of passage by vote – December 8, 1956
 - Date of Public Hearing – July 13, 1973
 - Date of Publication – July 20, 1973
 - Date of Adoption by the County Commission – September 24, 1973
 - Date and Time this Resolution Shall Take Effect – October 24, 1973 9:10 p.m.
 - Amended effective May 20, 1981
 - Amended effective April 13, 1989 – Articles 3, 4, 5, 6, 7, 8, 11, 13, 14, 15, 17, 19, 20, 21, 25
 - Amended effective December 28, 1993 – Articles 3, 5, 6, 7, 17, 20, 25
 - Amended effective November 24, 1995 – Articles 2, 3, 4, 5, 6, 7, 12, 14, 16, 17, 18, 19, 20, 21, 25
 - Amended effective April 30, 1998 – Articles 1, 3, 4, 5, 7, 9, 13, 14, 15, 17, 20, 21, 25
 - Amended effective September 7, 2000 – Articles 2, 3, 5, 7, 8, 9, 10, 11, 12, 17, 18, 25
 - Amended effective February 24, 2004 – Articles 2, 3, 8, 10, 11, 12, 17, 18, 19, 20
 - Amended effective May 24, 2005 – Article 16
 - Amended effective March 13, 2007

- Amended effective July 12, 2007
- Amended effective Sept, 2018
- Amended effective July 14, 2022 – Articles 5, 15, 16 – resolution #22-08-057 (increase minimum lot size and road frontage)
- Amended effective May 11, 2023 – Articles 3.02, 16 – resolution #23-04-041 (health & wellness facility)
- Amended effective August 1, 2024 – Article 30.38 – resolution #24-07-067 (massage establishments)
- Amended effective September 10, 2026 – Articles 1.05, 2.06, 2.07, 2.09, 2.15, 3.02, 5, 7, 8, 9, 12, 13, 14, 15, 16, 30.28, 35.11 – resolution #26-08-076
- Amended effective October 8, 2026 – Articles/Sections 2.07, 3.02, 5, 7.04, 7.05, 8.03, 8.04, 8.05, 9.04, 9.05, 12, 13, 15, 16, 30.27 – resolution #26-09-085

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 #26-09-087

A RESOLUTION RE-APPOINTING LORNA FURDERER TO THE POSITION OF RECEPTIONIST

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 8th day of September, 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 Board of Trustees determined an immediate need to hire a part-time receptionist to help with the organization and scanning of zoning records, and general office duties; **AND**

WHEREAS, resolution #26-03-027 appointed Lorna Furderer to perform the duties; **AND**

WHEREAS, the Bethel Township Board of Trustees has determined there is still organizing and scanning of zoning records outstanding; **AND**

WHEREAS, Mrs. Furderer has expressed an interest to continue in the position. **THEREFORE**

BE IT RESOLVED by the Board of Trustees of Bethel Township, Miami County that Lorna Furderer shall be appointed a seasonal worker as the Receptionist at Bethel Township at the rate of twenty dollars and zero cents (\$20.00) per hour not to exceed twenty-eight (28) hours per week on average, accruing one (1) day of vacation (8 hours) for every 208 hours worked, and one half day (4 hours) of personal leave, effective immediately; **AND**

BE IT FURTHER RESOLVED this seasonal position shall be bound by any and all rules and regulations assigned to a seasonal position per the Township’s Personnel Policies and Procedures Manual unless otherwise agreed to collectively by the Bethel Township Board of Trustees.

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 #26-09-088

A RESOLUTION REQUESTING TRAFFIC SIGNS FROM THE MIAMI COUNTY ENGINEER’S OFFICE

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 8th day of September, 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 Board of Trustees has determined a need for additional traffic signs in the Township for safety reasons; **AND**

WHEREAS, our sign provider, Miami County Engineer’s Office, requires a resolution to install them. **THEREFORE**

BE IT RESOLVED by the Board of Trustees of Bethel Township, Miami County that there is a need for four (4) additional stop signs and two (2) replacement handicap signs within the Township as follows:

SECTION 1. One stop sign on Second Street at Church Court;

SECTION 2. One stop sign on Third Street at Church Court;

SECTION 3. Two stop signs on Lisa Drive coming into the cul-de-sac in each direction;

SECTION 4. Two handicap reserved parking signs, one in front of the Township/Fire station building and one next to the Road (meeting room) building.

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 #26-09-089

**A RESOLUTION DISPOSING OF UNFIT PROPERTY AND AUTHORIZING THE DISCARD OF SAID PROPERTY
ACCORDING TO SECTION 505.10 OF THE OHIO REVISED CODE**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 8th day of September, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

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

WHEREAS, upon recommendation of Interim Fire Chief Weldon, the Bethel Township Board of Trustees (the "Board") has determined that they are the owner of property in the form of large diameter supply hose that is no longer of value and is unfit for the use for which it was acquired and that the property has no value; **AND**

WHEREAS, the Township has purchased replacement large diameter supply hose per resolution #24-07-069 due to the deteriorating condition of the then existing hoses; **AND**

WHEREAS, the Board is authorized by Ohio Revised Code (ORC) Section 505.10(A)(7) to discard or salvage property which is not needed for public use, or is obsolete or unfit for the use for which it was acquired, and that the property has no value; **THEREFORE**

BE IT RESOLVED by the Board of Trustees of Bethel Township, Miami County by authority of Section 505.10 of the Ohio Revised Code as follows:

SECTION 1. That the Board determines that the large diameter supply hose of approximate length of 3,100 feet is unfit for the use for which it was acquired and no longer of value and service to the Bethel Township Fire Department or to Bethel Township;

SECTION 2. That the Board finds the property to have no value;

SECTION 3. That Section 505.10 of the Ohio Revised Code authorizes the discard or salvage of property that is unfit for the use for which it was acquired and has no value;

SECTION 4. That the Township Administrator or designee shall proceed to discard said property in accordance with ORC 505.10(A)(7);

SECTION 5. That this Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

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

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

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



RESOLUTION #26-09-090

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 8th day of September, 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

8/1/2026 to 8/31/2026

<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>
689-2026	8/2/26	8/2/26	CH	AQUA FALLS BOTTLED WATER	\$82.13	O
690-2026	8/2/26	8/2/26	CH	US BANK	\$508.74	O
691-2026	8/2/26	8/2/26	CH	LOWES BUSINESS ACCOUNT	\$11.86	O
692-2026	8/2/26	8/2/26	CH	iWorQ	\$6,350.00	O
693-2026	8/2/26	8/2/26	CH	AFLAC	\$519.90	O
694-2026	8/2/26	8/2/26	CH	STAPLES ADVANTAGE	\$97.21	O
695-2026	8/2/26	8/2/26	CH	SAMS CLUB	\$62.06	O
696-2026	8/2/26	8/2/26	CH	CHARTER COMMUNICATIONS	\$114.37	O
697-2026	8/2/26	8/2/26	CH	AES Ohio	\$1,019.36	O
698-2026	8/2/26	8/2/26	CH	FIRST NET	\$380.10	O
701-2026	8/4/26	8/4/26	CH	BUREAU OF WORKERS COMPENSATION	\$1,148.21	O
702-2026	8/6/26	8/4/26	EP	Cathryn Fortunato	\$295.69	O
704-2026	8/6/26	8/4/26	EW	UNITY NATIONAL BANK	\$10,738.34	O
705-2026	8/4/26	8/4/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$150.00	O

706-2026	8/6/26	8/4/26	EW	TREASURER OF STATE OF OHIO	\$2,984.47	O
707-2026	8/4/26	8/4/26	EW	SCHOOL DISTRICT INCOME TAX	\$475.44	O
708-2026	8/4/26	8/4/26	CH	WASTE MANAGEMENT OF OHIO INC	\$103.28	O
709-2026	8/4/26	8/4/26	CH	AIRGAS	\$1,123.41	O
710-2026	8/17/26	8/4/26	CH	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$248.52	O
711-2026	8/11/26	8/11/26	CH	STAPLES ADVANTAGE	\$70.70	O
712-2026	8/11/26	8/11/26	SV	Joshua Wilkerson-Bienick - to correct W-2 due to not completing OPERS documents	\$0.00	O
713-2026	8/11/26	8/11/26	CH	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$3,930.40	O
714-2026	8/11/26	8/11/26	CH	STRYKER SALES CORPORATION	\$561.30	O
715-2026	8/14/26	8/12/26	EP	Brittany Alexander	\$1,368.86	O
716-2026	8/14/26	8/12/26	EP	Ben Allen	\$1,239.27	O
717-2026	8/14/26	8/12/26	EP	Tyler D Alliss	\$329.81	O
718-2026	8/14/26	8/12/26	EP	Cyrus N Broyles	\$357.18	O
719-2026	8/14/26	8/12/26	EP	Ashlyn Buerk	\$723.24	O
720-2026	8/14/26	8/12/26	EP	Eric Campbell	\$1,327.97	O
721-2026	8/14/26	8/12/26	EP	Benjamin Cavanaugh	\$598.91	O
722-2026	8/14/26	8/12/26	EP	Kode Cook	\$1,019.85	O
723-2026	8/14/26	8/12/26	EP	Allan Davis	\$35.49	O
724-2026	8/14/26	8/12/26	EP	Cathryn Fortunato	\$544.97	O
725-2026	8/14/26	8/12/26	EP	Arthur Franklin	\$1,823.16	O
726-2026	8/14/26	8/12/26	EP	Lorna Furderer	\$48.13	O
727-2026	8/14/26	8/12/26	EP	Mya Jordan	\$1,427.80	O
728-2026	8/14/26	8/12/26	EP	Jace Justice	\$376.74	O
729-2026	8/14/26	8/12/26	EP	Abigail G Klemmensen	\$1,284.28	O
730-2026	8/14/26	8/12/26	EP	Seth Landsaw	\$1,706.27	O
731-2026	8/14/26	8/12/26	EP	John Meyer	\$902.10	O
732-2026	8/14/26	8/12/26	EP	Taylor Phillippe	\$362.44	O
733-2026	8/14/26	8/12/26	EP	Joshua Scheibrel	\$609.66	O
734-2026	8/14/26	8/12/26	EP	Christopher M Scott	\$1,083.53	O
735-2026	8/14/26	8/12/26	EP	James R Sebastian	\$324.64	O
736-2026	8/14/26	8/12/26	EP	Alexander Segretto	\$204.58	O
737-2026	8/14/26	8/12/26	EP	Katherine Settich	\$371.94	O
738-2026	8/14/26	8/12/26	EP	Cody TYLER Teegarden	\$739.94	O
739-2026	8/14/26	8/12/26	EP	Gia Vickers	\$531.81	O
740-2026	8/14/26	8/12/26	EP	Terrence W. Weldon JR.	\$1,870.19	O
741-2026	8/14/26	8/12/26	EP	Edward Williams	\$1,455.48	O
743-2026	8/18/26	8/18/26	CH	PARK NATIONAL BANK	\$1,696.07	O
744-2026	8/19/26	8/19/26	EW	UNITY NATIONAL BANK	\$6,995.56	O
745-2026	8/19/26	8/19/26	EW	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$190.00	O
746-2026	8/19/26	8/19/26	EW	AFLAC	\$329.28	O
747-2026	8/19/26	8/19/26	EW	AFLAC	\$329.28	O
748-2026	8/19/26	8/19/26	CH	ACCENT BUSINESS COMMUNICATIONS	\$445.84	O
749-2026	8/28/26	8/26/26	EP	Brittany Alexander	\$1,227.99	O
750-2026	8/28/26	8/26/26	EP	Ben Allen	\$1,406.37	O
751-2026	8/28/26	8/26/26	EP	Tyler D Alliss	\$824.94	O
752-2026	8/28/26	8/26/26	EP	Joseph M Bordas	\$411.05	O
753-2026	8/28/26	8/26/26	EP	Cyrus N Broyles	\$1,602.74	O
754-2026	8/28/26	8/26/26	EP	Ashlyn Buerk	\$177.17	O
755-2026	8/28/26	8/26/26	EP	Eric Campbell	\$1,364.32	O
756-2026	8/28/26	8/26/26	EP	Benjamin Cavanaugh	\$598.91	O
757-2026	8/28/26	8/26/26	EP	Kode Cook	\$957.97	O
758-2026	8/28/26	8/26/26	EP	Allan Davis	\$495.38	O
759-2026	8/28/26	8/26/26	EP	Cathryn Fortunato	\$677.62	O
760-2026	8/28/26	8/26/26	EP	Arthur Franklin	\$1,828.45	O
761-2026	8/28/26	8/26/26	EP	Lorna Furderer	\$36.77	O
762-2026	8/28/26	8/26/26	EP	Austin Hoffman	\$279.27	O
763-2026	8/28/26	8/26/26	EP	Jace Justice	\$474.55	O
764-2026	8/28/26	8/26/26	EP	Abigail G Klemmensen	\$987.22	O
765-2026	8/28/26	8/26/26	EP	Seth Landsaw	\$875.00	O
766-2026	8/28/26	8/26/26	EP	John Meyer	\$837.64	O
767-2026	8/28/26	8/26/26	EP	Brayden W Peake	\$138.03	O

768-2026	8/28/26	8/26/26	EP	Taylor Phillippe	\$344.78	O
769-2026	8/28/26	8/26/26	EP	Joshua Scheibrel	\$678.69	O
770-2026	8/28/26	8/26/26	EP	Christopher M Scott	\$906.27	O
771-2026	8/28/26	8/26/26	EP	James R Sebastian	\$198.49	O
772-2026	8/28/26	8/26/26	EP	Alexander Segretto	\$782.12	O
773-2026	8/28/26	8/26/26	EP	Katherine Settich	\$1,053.91	O
774-2026	8/28/26	8/26/26	EP	Cody TYLER Teegarden	\$1,130.39	O
775-2026	8/28/26	8/26/26	EP	Gia Vickers	\$300.74	O
776-2026	8/28/26	8/26/26	EP	Terrence W. Weldon JR.	\$471.77	O
777-2026	8/28/26	8/26/26	EP	Edward Williams	\$1,494.79	O
779-2026	8/31/26	8/28/26	EP	Kama L. Dick	\$1,288.81	O
780-2026	8/31/26	8/28/26	EP	Julie Reese	\$1,112.32	O
781-2026	8/31/26	8/28/26	EP	Rhonda S. Ross	\$1,993.93	O
782-2026	8/31/26	8/28/26	EP	Joshua Wilkerson-Bienick	\$1,498.98	O
784-2026	8/28/26	8/28/26	CH	CHARTER COMMUNICATIONS	\$114.37	O
785-2026	8/31/26	8/31/26	CH	BUREAU OF WORKERS COMPENSATION	\$1,148.21	O
786-2026	8/31/26	8/31/26	CH	AQUA FALLS BOTTLED WATER	\$79.16	O
787-2026	8/31/26	8/31/26	CH	SAMS CLUB	\$397.99	O
789-2026	8/31/26	8/31/26	CH	AES Ohio	\$791.54	O
790-2026	8/14/26	8/31/26	CH	ANTHEM BLUE CROSS AND BLUE SHIELD	\$4,374.07	O
55272	8/2/26	8/2/26	SW	Skipped Warrants 55272 to 55272 Series 1	\$0.00	V
55273	8/2/26	8/2/26	AW	TITAN GRAPHICS	\$516.36	O
55274	8/2/26	8/2/26	AW	ATLANTIC EMERGENCY SOLUTIONS. INC	\$836.30	V
55274	8/31/26	8/31/26	AW	ATLANTIC EMERGENCY SOLUTIONS. INC	-\$836.30	V
55275	8/2/26	8/2/26	AW	KIRKWOOD HEATING	\$1,045.37	O
55276	8/3/26	8/3/26	WH	BETHEL FIRE ASSOCIATION	\$495.00	O
55277	8/4/26	8/4/26	WS	Robert J Yocum - erroneously taken out of his leave payout	\$1,026.98	O
55278	8/4/26	8/4/26	AW	PENNCARE	\$874.00	O
55279	8/11/26	8/11/26	AW	SUNRISE COOPERATIVE	\$476.00	O
55280	8/11/26	8/11/26	AW	WAGONER POWER EQUIPMENT	\$676.54	O
55281	8/11/26	8/11/26	WS	Joshua Wilkerson-Bienick	\$397.26	O
55282	8/18/26	8/18/26	AW	MIAMI COUNTY ENGINEER	\$765.31	O
55283	8/18/26	8/18/26	AW	BOUND TREE MEDICAL	\$1,084.72	O
55284	8/19/26	8/19/26	AW	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$49.54	O
55285	8/20/26	8/20/26	AW	MEDICOUNT MANAGEMENT, INC	\$607.83	O
55286	8/20/26	8/20/26	AW	DURST BROS. EXCAVATING CO.	\$615.00	O
55287	8/24/26	8/24/26	AW	CFS INSPECTIONS	\$294.80	O
Total Payments per UAN...					\$107,917.19	
Total Expenditures per UAN...					\$107,917.19	

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