



**BETHEL TOWNSHIP, MIAMI COUNTY OHIO**  
**ZONING COMMISSION**  
**AGENDA**  
**REGULAR MEETING**

**Thursday, December 20, 2018 – 7:30 P.M.**

**MEETING ROOM, 8735 S. SECOND ST., BRANDT, TIPP CITY, OHIO**

1. Introduction of the Commission and Staff  
Members: Lorna Furderer, John Berbach, Polly Turner, Bill Serra, Julie Reese  
Alternates: Jess Underwood, Sherry Anderson  
  
Staff: Marty Caskey, Director, Planning and Zoning
2. Review of Commission procedure for audience members.
3. **Case: ZA-07-18:** A request from Jamie Cline and Mark Underwood, 1634 Hillsdale Ave., Dayton, OH 45414, to rezone 1.2 acres at 7390 SR 202, Tipp City, OH 45371, from R-1AAA and R-1B to B-2 Office/Residential District. This will allow for the establishment of a professional services business (acupuncture) in the building formerly used as a church, daycare and classrooms. Rezoning contingent upon variance approval by the Board of Zoning Appeals for parcel less than two acres. Miami County Parcel ID #A01-250050.  
  
**Case: ZA-08-18:** A request from Dean Bowman Construction, 504 N. Children's Home Rd., Troy, OH 45373, to rezone 9.179 acres on St. Rt. 202, Tipp City, OH 45371, from A-1 Domestic Agriculture to R-1AAA Single Family Residence. This will allow for four residential lots to be split. Miami County Parcel ID #A01-250050.  
  
**Case: ZA-09-18:** A request from Robert Zugelder (ERBS Enterprises), 8808 Deer Chase Dr., Huber Heights, OH 45424, to rezone approximately 3.728 acres of 7.287 acres on St. Rt. 201 to I-1 Light Industrial from A-2 General Agriculture in order to bring the entire parcel into a single zoning district as one-half of the parcel is already I-1. This will allow for the use of the entire parcel for I-1 purposes. Miami County Parcel ID #A01-048250.  
  
**Case: ZTA-02-18:** A request from the Bethel Township Board of Trustees to review, and present changes if necessary, Bethel Township Zoning Resolution Article 35 – Off Street Parking. Discuss changes and prepare a motion to pursue any said changes.
4. Approval of Minutes: September 2018
5. Staff Comments
6. Zoning Commission Comments
7. Adjourn meeting