

**Board of Trustees**

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*Jay Zimmerman*

**Planning & Zoning**

*Mike Arnold*

**Road Workers**

*Robert Yocum*

*Billy Mannheim*

*Township Offices*  
*8735 S. Second Street (Brandt)*

*Tipp City, Ohio 45371*

*937.845.8472*

## Land Use Plan Update

The township trustees are seeking community input as we begin the process to update our comprehensive land use plan. This is a document that guides a community's development over the next 10 or 20 years. Our last one was updated (based also on community input) in 2009. A comprehensive land use plan describes existing conditions and goals for housing, economic development, transportation, land use, public facilities, and the natural environment and guides future changes to zoning regulations. You can view our current land use plan here:

[www.betheltownship.org/zoning](http://www.betheltownship.org/zoning)

We will be hosting three identical meetings the first week of August in an effort to reach as many community members as possible. Please take a look at the dates below, confirm your attendance for one of the dates via phone (845-8472) or email ([trustees@betheltownship.org](mailto:trustees@betheltownship.org)) or sign up online on the township's home page. The meeting format and content is the same for each evening, please only attend one evening to allow everyone's voice to be heard. These meetings are limited to 30 participants. If all who desire to participate can not be accommodated in these three meetings, we will schedule additional meeting times.

If you have additional questions or concerns about these meetings, please contact a Trustee or township administrator, Andy Ehrhart at the emails or phone numbers listed on the last page of this

**YOU'RE  
INVITED**

*Bethel*  
TOWNSHIP  
*Its great to be home*

## Help us update the Bethel Township Land Use Plan

### Join us for one of these August meetings:

Monday, 8/2 6:30 - 8:30 pm Fire Station in Brandt

Tuesday, 8/3 6:30 - 8:30 pm Brandt United Methodist Church

Wednesday, 8/4 6:30 - 8:30 pm Bethel School, Cafetorium

**RSVP Required, call 845-8472 or email  
[Trustees@betheltownship.org](mailto:Trustees@betheltownship.org)**

## Zoning Update

### Zoning Certificates Issued

ZC-13-21	6770 SR 201	Accessory Building/Pole Barn
ZC-14-21	6045 S Dayton Brandt Rd	Accessory Building/Garage
ZC-15-21	7630 SR 571	Accessory Building/Garage
ZC-16-21	9410 Shroyer Dr	Accessory Building/Garage
ZC-17-21	6109 Ross Rd	Pool
ZC-18-21	5944 Executive Blvd	Accessory Building /Garage
ZC-19-21	6781 US RT 40	Accessory Building/Addition
ZC-20-21	4433 Dinsmore Dr	Pool
ZC-21-21	4444 E Dinsmore Dr	Pool
ZC-22-21	7427 Singer Rd	Pool
ZC-23-21	4285 Scarff Rd	Pool
ZC-24-21	5610 Studebaker Rd	New Construction (Single family home)
ZC-25-21	6057 SR 202	New Construction (Single family home)

Board of Zoning Appeals meets on the fourth Thursday of the month at 6:30 p.m. in the Bethel Township Meeting Room. The Zoning Commission meets @ 7:30 pm the same night and in the same location. Public notice for both the Zoning Commission and the Board of Zoning Appeals meetings are posted in the news section of the Township web site at [www.betheltownship.org](http://www.betheltownship.org), and in the Troy Daily News. Additionally, residents within 500' of the requesting property are notified by first class mail as per

### BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Bethel Township Zoning Commission (ZC) met in regular session on March 25, 2021 to hear the following case:

**ZA-02-21:** A request from Michael Gutman, P.O. BOX 910, Piqua, OH 45356, to rezone 14.167 acres presently zoned as A-2, General Agriculture, to R1-AAA. Property is located at the North of Agenbroad and East and West of Dayton-Brandt Road. The property is identified as Miami County Parcel ID#01-059300. Case ZA-02-21 Recommended for Denial 2-2

The Bethel Township Zoning Commission (ZC) met in regular session on May 27, 2021 to hear the following cases:

**ZA-03-21:** A request from Laura Cremeans 9285 SR 202 Tipp City OH 45371, to rezone 2 parcels (A01-086221 0.628 acres, and A01-010300 1.88acres ) presently zoned as R1-AAA, to B-2. Parcels currently used as non-residential. Proposed use for Disaster relief administration and warehousing. Unanimously recommended for approval with following conditions: A) variance for road frontage, B) variance for pre-existing barn in side set back, and C) replotting from 2 parcels to 1.

**ZA-04-21:** A request from Jason McCoy PO BOX 147 of Tipp City, Ohio 45371. Requesting property located at 4150 Gibson Dr, Tipp City, Ohio 45371 be re-zoned from A-2 to I-1. The property is identified as Miami County Parcel ID#A01-085385. Unanimously recommended for approval with following conditions: A) Variance for road frontage, B) variance for lot size.

### BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals (BZA) met in regular session on March 25, 2021 to hear the following case:

**V-04-21:** A request from Jason Wilson, 5575 Ross RD, Tipp City OH 45371, seeking variances to accommodate existing building front setback of 16.2' and future expansion on the South side of 7.4' setback of the structure. Also seeking a parking variance reducing the parking spaces to 8 from the required 30 (a variance of 22 parking spots). Property is currently zoned I-1. The property is identified as Miami County Parcel ID#01-014400. Approved 4-0

**V-05-21:** A request from Trevor Bean, 5263 Summerset Dr., Tipp City OH 45371, seeking variance for lot frontage on lot 2 and 3 on Palmer Road. Plans show road frontages of 75' for both lots 2 and 3. Lots both currently zoned A-1. Property is located at the southeast corner of US 40 and Palmer Rd. The property is identified as Miami County Parcel ID#01-021100. Denied 4-0

The Bethel Township Board of Zoning Appeals (BZA) did not meet in April. They met in regular session on May 27, 2021 to hear the following case:

**V-06-21:** A request from Michael Riley, 5075 US RT 40, Tipp City, Ohio 45371, for a variance allowing a pool without

## Fire/EMS Levy on the Ballot in the Fall



A RENEWAL of the 4.9 mill Fire/EMS Levy will be on your ballot in November. Bethel Township has a long history of proud support for our Fire Department. Beginning as an all volunteer department in the 1950’s, our Fire Department evolved to a paid per call department in the 1980’s. Since 2014, Bethel Fire Department is a 24/7 fully staffed station. With an out the door response time of under 90 seconds, our Fire Department averages almost 600 calls per year. All of our 29 parttime Firefighters are dual certified in fire and EMS, which allows us greater flexibility in staffing the department, improves service to

**Fire Runs**  
**March 9—June 13:**  
**Fire 38 YTD: 61**  
**EMS 124 YTD: 205**  
**All Runs 162 YTD:266**

**Fast Facts about the 4.9 Mill Fire Levy**  
First passed in 2017  
Can *only* be used for Fire and EMS services—i.e. salaries, trainings, equipment, fuel, gear, etc.  
On the ballot as a **RENEWAL—no new taxes**

**Did you know?**  
All of our Firefighters are parttime. All of them work other jobs in addition to working for Bethel Township Fire Department.

## Road Maintenance

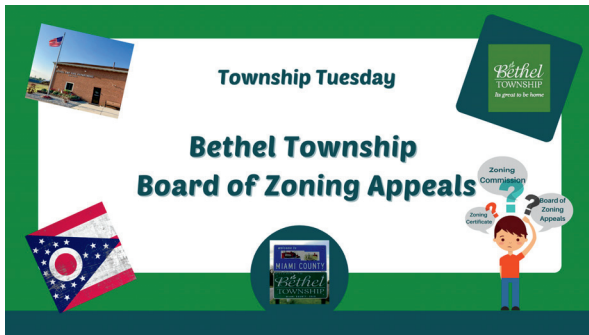
The County has been repairing and replacing culverts underneath Palmer Road in preparation for repaving later this summer. Palmer is a county road.

The Township is not doing any road repaving this year. The township does not have a dedicated road levy, thus our repaving cycle for a road surface is about every 22-25 years. The Township paved 2.45 miles of road in 2020, at a cost of \$245,624.25.

We will be patching pot holes, crack sealing and doing roadside maintenance this summer. If you see an issue with a road, please give us a call and we will add it to our list of road repairs.



## Township Tuesdays



Our Township Tuesday videos are continuing. These are short (less than 3 minutes!!) videos that go over some basics of how the township operates. We’ve covered property taxes and zoning. Next up—ditch law, annexation, the fire department, roads, elected officials and lots more. You can view them on our YouTube channel (the link is on our home page) or on our Facebook page. Have a topic you want to learn more about? Send us an email or a message on Facebook or Instagram and let us know.



The 1.0 mill Permanent Police Levy is on the ballot in November as a

This levy has been in place since 2000. REPLACING it will keep the millage at 1.0 mills but use current home valuations rather than those from 2000.



PRESORTED STANDARD  
U.S. POSTAGE  
PAID  
TIPP CITY, OH  
PERMIT #22

**Bethel Township Trustees**

Miami County  
8735 South Second Street—Brandt  
Tipp City, Ohio 45371

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**CALENDAR OF EVENTS**

*VISIT US ON THE WEB AT [WWW.BETHELTONSHIP.ORG](http://WWW.BETHELTONSHIP.ORG)*

*Or like us on Facebook or Instagram — Bethel Township, Miami County, Ohio*

**July**

- 4 Independence Day
- 5 Township Offices Closed for Independence Day
- 7 Historical Society Meeting, 7 PM
- 13 Trustees Regular Business Meeting, 7 PM
- 20 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 22 Board of Zoning Appeals Meeting, 6:30 PM  
Zoning Commission Meeting, 7:30 PM
- 27 Trustees Regular Business Meeting, 7 PM

**September**

- 1 Historical Society Meeting, 7 PM
- 6 Labor Day, Township Offices Closed
- 14 Trustees Regular Business Meeting, 7 PM
- 21 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 23 Board of Zoning Appeals Meeting, 6:30 PM  
Zoning Commission Meeting, 7:30 PM
- 28 Trustees Regular Business Meeting, 7 PM

**August**

- 4 Historical Society Meeting, 7 PM
- 10 Trustees Regular Business Meeting, 7 PM
- 17 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 24 Trustees Regular Business Meeting, 7 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM  
Zoning Commission Meeting, 7:30 PM

**Please note:**

**The Board of Trustees meets in Workshop Session on the 1st and 3rd Tuesdays of each month at 8:00 AM in**

All meetings are held in the Bethel Township Community Room, 8735 S. Second Street-Brandt unless otherwise noted.  
All meetings are subject to cancellation.