

Board of Trustees

Kama Dick
Julie Reese
Beth van Haaren

Fiscal Officer

Rhonda Ross

Assistant to the Fiscal Officer

Cathy Fortunato

**Township Administrator &
Zoning and Planning**

Cody Smith

Road Crew

Robert Yocum
Eric Campbell

Fire Chief

Ben Cahill

Township Offices

8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

CURRENT

Bethel Township Trustees

New Township Administrator

Please welcome Cody M. Smith, our new Township Administrator and Planning & Zoning Director to the Township. Cody is excited to join the Township, where he will be dedicated to preserving the community's cherished rural character while providing the highest standard of service to residents.



A graduate of Butler High School, Cody earned a Bachelor's degree in Political Science and a Master of Public Administration from Wright State University, equipping him with a strong foundation in governance and public service.

Throughout his career, Cody has gained expertise in public administration, intergovernmental collaboration, and community engagement. He has successfully managed collaborative programs, overseen budgets, and worked with stakeholders to achieve shared goals. In his role with Bethel Township, Cody looks forward to working to protect the township's identity and maintain its rural charm.

Outside of work, Cody enjoys spending time with his wife, Megan, and their two daughters, often camping, boating, and enjoying the outdoors. He also enjoys playing golf, where he values connecting with nature and spending time with friends.

Cody can be reached for Township Administrator questions or concerns at administrator@betheltownship.org and for Zoning & Planning questions or concerns at zoning@betheltownship.org. Drop by to say hello and welcome him to our Township!

Close Before You Doze

A message from Fire Chief Cahill

Over the past few years, the fire service has noticed that lives are being lost and unnecessary damage to property has been occurring in structure fires for a simple reason. Research shows that closing your door at night can significantly improve the outcome when it comes to surviving a house fire.

A fire will double in size every minute and it's a great idea to protect yourself by simply shutting your bedroom door at night. In one study, it was found that a room with a closed door had temperatures less than 100 degrees Fahrenheit, while an open door was over 1,000 degrees. It also drastically changed gas concentrations. Carbon Monoxide is produced in large quantities in house fires. Open doors contained 10,000PPM (Parts per Million) versus a closed door which only recorded 100PPM.

Closing your door will significantly improve outcomes. So please, close your bedroom doors at night, it might just save your life.



Staff Highlights

John Berbach, Zoning Commission

Mr. Berbach resigned effective 12/31/2024. The Trustees and Community wish to thank him for serving as a volunteer on the Zoning Commission for 12 years. He also served as president of the Zoning Commission during his time. Thank you, John!

Marty Caskey, Zoning Department

One of our former Zoning Directors, Mr. Caskey was recently re-hired as a seasonal worker into the Zoning Department to help with zoning cases until a new Township Administrator/Zoning Director could be hired. All cases and zoning documents are up to date and the office is ready for our new Administrator to take over. Marty has again resigned but has volunteered to assist our new Administrator/Planning & Zoning Director get the lay of the land and answer any questions that may arise. Thank you, Marty, for helping out and for your continued dedication to our Township.

Department Updates



Zoning Department. The township zoning department, overseen by Trustee Dick, works diligently to keep cases and calls up to date, ensuring efficient and responsive service for residents and businesses. They promptly address inquiries, process zoning applications, and follow up on complaints or potential violations to maintain compliance with local regulations. The department is presently working a nuisance case on US 40 that will improve the looks of the Township when completed.

By staying organized and maintaining accurate records, the zoning department helps prevent delays and ensures transparency in the decision-making processes. They are currently working on organizing both the physical files and the electronic files into a more efficient structure to ensure information can be located in a timely manner. Regular communication with residents, timely site inspections, and ongoing updates to zoning cases contribute to orderly development, protect property values, and support the Township's long-term planning goals.

Road Department. The Bethel Township road department plays a vital role in helping keep our roads safe and accessible for residents. They begin preparations well in advance by servicing snowplows, salt spreaders, and other equipment to ensure they are in optimal working condition. Salt is stocked, and routes are carefully planned to prioritize high-traffic areas, emergency routes, and critical infrastructure. During winter storms, Robert Yocum and Eric Campbell, our dedicated road crew, work around the clock to plow snow, apply salt, and address icy conditions, often braving harsh weather to keep roads clear. Their proactive efforts and dedication help minimize disruptions, support emergency services, and help drivers throughout the winter months.



Finance Department. The Fiscal Office, staffed by Rhonda Ross and Cathy Fortunato, has been working diligently to pay bills, keep our taxes current, issue paychecks, reconcile bank statements, and prepare for the upcoming audit. They inherited an out-of-balance bank reconciliation situation and are currently researching previous years of receipts and expenditures with the goal of reaching a zero balance. Trustee Reese is helping with administrative duties related to the office, such as sorting the mail, setting up bills for payment, researching issues, and filing.

Township Administration. With the hiring of a new Administrator, Trustee Reese will be stepping down as acting Township Administrator. She has enjoyed filling in and states that she has acquired a wealth of knowledge over the last 12 months. The files and the website are up-to-date, and of course she will be around to show the incoming Administrator where everything is and to ensure a smooth transition with no interruption in service to our residents.



Zoning Update

ZONING CERTIFICATES ISSUED:

ZC-24-24	5455 Studebaker Rd	Above ground swimming pool
ZC-25-24	8270 E New Carlisle Rd	Accessory building
ZC-26-24	4330 Lisa Dr	New commercial building
ZC-27-24	6084 S State Road 202	Accessory Building
ZC-28-24	9263 Shroyer Rd	Accessory Building

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Bethel Township Zoning Commission held a meeting October 24, 2024 at 7:30PM for the following:

CASE ZA-04-24: A request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, to rezone two adjoining parcels located at 6585 US 40 E (Brandt), Tipp City, OH 45371, from B-1 to R-1AAA for the purpose of selling said parcels for residential use. The parcels have been in residential use for decades; however, for a sale as a residence, the parcels must be rezoned R-1AAA. Rezoning contingent on Board of Zoning Appeals approval of all variances requested (V-02 to 09-2024). Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage). **APPROVED 5-0** with condition the two parcels are joined at the county level to create one parcel with one Parcel ID#.

The 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 on the home page of the Township website at 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 the Bethel Township Zoning Resolution and the Ohio Revised Code.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals held a meeting October 24, 2024 at 6:30PM for the following:

CASES V-02, 03, 04, 05, 06, 07, 08, 09-2024: A request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, for eight variances needed to bring the non-conforming parcels located at 6585 US 40 E (Brandt) into compliance with the present Bethel Township zoning resolution. All variances must be approved for the rezoning case to be considered. Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage).

- ◆ **V-02/03-2024:** Variances allowing for the two existing parcels to be less than the required acreage. Residential/Sewer - 1 Acre Single Family Dwelling. Existing lot sizes: A01-086034 = .23 acres/A01-086035 = .23 acres. Total: .46 acres.
- ◆ **V-04/05-2024:** Variances allowing for the two existing parcels' setback to be less than the 50' required. Present structures' setback: A01-086034 = 18.5'/A01-086035 = 36.8'.
- ◆ **V-06-2024:** A variance allowing for the side setback of the existing residence to be 1.5'. Present side setback requirement is 20'.
- ◆ **V-07-2024:** A variance allowing for a garage to be situated on a parcel without a residence.
- ◆ **V-08/09-2024:** Variances allowing for the two existing parcels' frontage to be less than the 175' required. Present parcels' frontage: A01-086034 = 50'/A01-086035 = 50'.

APPROVED UNANIMOUSLY, 5-0.

CASE: CU-01-24: A request from Fonda Barney, 2705 W. Charleston Rd., Tipp City, OH 45371, property owner, requesting approval of a zoning conditional use at the same address, to allow for a second residence on their 10-acre parcel (A-2). Road frontage will not allow for a parcel. Conditional use only to be approved if the parcel is to remain whole. Second residence may only be used by relatives and not as a rental or short-term rental (AirB&B). The property is identified as Miami County Parcel ID #A01-036740. **APPROVED 3-2.**

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Board of Trustees held a public hearing November 4, 2024 at 7:00PM for:

CASE ZA-04-24: APPROVED 3-0

Fire/EMS



Playground Update

Final step to complete the new playground was to add plenty of rubber mulch for safety.



Firefighter Training

The Fire Department has also been training! In the latter part of November, they participated in the State Fire Academy's Search and Rescue Trailer.



While having this trailer, firefighters trained in a Self-Contained Breathing Apparatus (SCBA) confidence maze and performed search and rescue drills. This included rescuing citizens and other firefighters. They also practiced hose line deployment and movement within a structure. Being more efficient in how they operate on the ground can make a huge difference in peoples' lives. Ongoing training is one way your Bethel Township Firefighters are better serving our community.

When do you need a Zoning Certificate, Variance, or Conditional Use?

Accessory buildings or structures are secondary structures on a property that are subordinate to the main building, residence, or primary use. Examples include pole barns, detached garages, sheds, workshops, pool houses, and in-ground swimming pools. Zoning regulations for accessory structures, which can be found in Article 30 of the Bethel Township Zoning Resolution on our web page, dictate their size, height, location, and purpose to ensure they remain compatible with the surrounding area. These rules typically restrict the maximum square footage of accessory buildings relative to the size of the primary structure or lot and often impose height limits to prevent overshadowing neighboring properties. Placement is also regulated, with setbacks required to maintain space between the accessory structure, property lines, and other buildings for safety, privacy, and aesthetic reasons.

Zoning laws often specify the permissible uses of accessory buildings to prevent them from being converted into unintended or non-compliant structures, such as full-time residences or businesses. Additional restrictions may apply to utilities, parking, or environmental impacts, particularly in residential zones. Homeowners should consult our zoning codes prior to building and, if needed, seek a conditional use or variance before construction to ensure compliance and avoid penalties. Always contact the Township office before your build to avoid potential problems.

Scan the QR code to go directly to Article 30 of our Zoning Code — Supplementary Regulations



Cannabis Update

In June, a six month moratorium was imposed on retail dispensaries for the sale of medical marijuana and adult use cannabis. In early December, a resolution was passed unanimously limiting the total number of dispensary facilities to ZERO, regardless of whether the dispensary is for medical marijuana, adult use cannabis, or a combination thereof.

This means there will be no sales (dispensaries/store-fronts) of adult use cannabis or medical marijuana within Bethel Township, Miami County. Thank you to the residents for your input on this subject — this resolution is a result of you attending the meetings, writing emails, and making phone calls to share your comments, concerns, and opinions.

“Leading the Way” Conference



Trustees Reese and Dick, as well as our new Administrator Cody Smith and our Assistant to the Fiscal Officer Cathy Fortunato will be attending this year’s Ohio Township Association (OTA) annual conference. The conference is a premier event for township officials and staff, providing valuable opportunities for professional development, networking, and education on key issues affecting Ohio’s townships.

Attendees can participate in 100+ educational workshops, training sessions, guest speaker sessions, and discussions covering topics such as governance, budgeting, infrastructure, public safety, ethics, and zoning. They can take advantage of the unmatched networking opportunities during the day as well as at formal and informal after-hours

events. The conference features a trade show, one of the largest in the Midwest for local governments, where attendees can see the latest technology and innovations from exhibitors showcasing products and services tailored to township needs.

By bringing together township leaders and experts under the theme “Leading the Way”, the OTA conference serves as a vital platform for collaboration and the advancement of local governments in Ohio.



Waterline Extension Project Update

It was previously reported that the waterline along SR 202 would be extended from north of SR 40 to Studebaker Road. This extension has been put on hold by the Miami County Commissioners and the funding redirected to a project in Casstown. The financial structure of the extension project was no longer feasible due to previously committed private investment that did not come to fruition.

We will keep residents informed should the situation change.

New Speed Limit Signs

A speed limit sign has been installed on Eastland Drive to improve safety for drivers and pedestrians. The sign was requested by residents because Eastland Drive is 25 miles per hour, but some drivers did not realize it. By clearly displaying the speed limit, the hope is to reduce accidents, encourage responsible driving, and enhance safety for all road users. Our Sheriff’s patrols will monitor compliance to ensure the changes have a positive impact on the area.

Westland Drive also received a 25 MPH speed limit sign.



Bethel Township Trustees

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CALENDAR OF EVENTS

VISIT US ON THE WEB AT www.betheltownship.org

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

Note: you must login to Facebook after scanning the QR code on the left.



January

- 1 New Year’s Day observed, Township Offices Closed
- 7 Trustee Regular Business Meeting, 7 PM
- 20 Martin Luther King Jr. Day observed, Township Offices Closed
- 21 Co. Planning Commission Mtg. in Troy, 7 PM
- 23 Board of Zoning Appeals Meeting, 6:30 PM *
Zoning Commission Meeting, 7:30 PM *
- 28 Trustee Workshop Meeting, 6 PM

- 5 Historical Society, 6 PM
- 18 Co. Planning Commission Mtg. in Troy, 7 PM
- 25 Trustee Workshop Meeting, 6 PM
- 27 Board of Zoning Appeals Meeting, 6:30 PM *
Zoning Commission Meeting, 7:30 PM *

February

- 4 Trustee Regular Business Meeting, 6 PM
- 5 Historical Society, 6 PM
- 17 President’s Day observed, Township Offices Closed
- 18 Co. Planning Commission Mtg. in Troy, 7 PM
- 25 Trustee Workshop Meeting, 6 PM
- 27 Board of Zoning Appeals Meeting, 6:30 PM *
Zoning Commission Meeting, 7:30 PM *

March

- 4 Trustee Regular Business Meeting, 6 PM

We invite you to attend!

The Board of Trustees generally meets in Workshop Session on the last Tuesday of each month and Regular Business session on the first Tuesday of each month, if needed.

* Board of Zoning Appeals and the Zoning Commission only meet if a case is pending.

Please check the Township’s website for meeting notices, cancellations, or updates.

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