

Board of Trustees

Kama Dick
Julie Reese
Beth van Haaren

Fiscal Officer

Rhonda Ross

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**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 Medic

The Bethel Township Fire Department is proud to announce that we received delivery of our brand-new medic unit! This medic is a great tool to provide the best care to the citizens of Bethel Township.

The unit is a 2024 Ford F450 chassis with a Braun box. It has side view cameras to ensure that we virtually eliminate any blind spots the medic may have. It also has an LED light package that brightens the sky with red and white. In addition, the medic has a self-loading cot system that will decrease the chance of injuries that may coincide with loading patients into the medic.

It provides a safe and smooth ride for those who request it in our community as well as the dedicated staff who worked so hard to put this together.

Feel free to stop by and see this beautiful piece of machinery!



Annexation House Bill 113

Our Representative Johnathan Newman co-sponsored a bill recently introduced to amend annexation laws in Ohio. Here is a partial summary as provided by the Ohio Legislative Service Commission:

- ◆ Requires an expedited annexation or a municipality-initiated annexation to serve the general good, as determined by the board of county commissioners.
- ◆ Modifies various aspects of the expedited type 2 annexation procedure, including the following: (1) Requires the annexed territory to remain in the township only if the township provides services to the territory; (2) Reduces, from 500 to 200, the maximum acreage of the territory proposed for annexation; (3) Increases, from 5% to 20%, the amount of a contiguous boundary the municipal corporation must share with the territory proposed for annexation.
- ◆ Requires the State Board of Education to transfer territory annexed by a municipal corporation under an expedited type 2 annexation to the city, local, or exempted village school district that primarily serves the municipal corporation to which territory is annexed.

The bill is in the early stages of the House, but should it pass, it could make annexation more difficult for municipalities. We will keep you updated as the bill progresses.



Staff Highlights

Zoning Boards



Several volunteers elected not to continue for another term on the Board of Zoning Appeals or resigned, leaving openings for our alternates to become members and for new folks to get involved. Thanks to Jeff Butt, Steve Owen, and Darrin Anderson for their past service. Please welcome Rachelle Via (being sworn in by Fiscal Officer Ross in the picture) to the Board of Zoning Appeals. If you are interested in volunteering on a zoning board, please scan the QR code for more information or call the office at 937.845.8472.

Fire Department

Two Firefighters/EMTs have resigned this year, Jacob Cline and Samuel Sortman, due to other opportunities. We thank them for their service and wish them well in their future endeavors. Fire Chief Cahill is seeking additional part-time staff. If you are a Firefighter/EMT and are interested in joining the team, please scan the QR code or call the office non-emergency fire number at 937.845.4274.



Critical Shortage of Firefighters & EMS Personnel Hits Ohio and Beyond

A message from Fire Chief Cahill

Communities across the nation are facing an alarming shortage of firefighters and emergency medical services (EMS) personnel, and Bethel Township and many departments in Ohio are feeling the strain more than ever. Fire departments — full-time, part-time or volunteer — are struggling to recruit and retain qualified professionals, putting increased pressure on existing crews and raising concerns about response times in emergencies. As demand for emergency services grows, the dwindling workforce poses a significant risk to public safety.

Several factors contribute to this crisis, including low wages, high stress, and the physical and emotional toll of the job. Many EMS professionals work long hours for modest pay, often juggling multiple jobs to make ends meet. In Bethel Township, our pay grade per hour ranges from \$16 to \$18 per hour depending on the skill set. The COVID-19 pandemic further exacerbated the problem, leading to burnout and early retirements. In response, state and local governments, along with fire and EMS organizations, are pushing for solutions, such as recruitment incentives, increased funding, and expanded training programs to encourage new candidates to join the field.

The demand for firefighters and EMS personnel has never been higher. The Bethel Township Fire Department has long benefited from the strong support of our community. Our department is funded by two Fire and EMS levies: a 1.0-mill permanent levy and a 4.9-mill levy. We do our utmost to always fully staff our station with four Fire/EMS crew members but due to the challenges to find personnel, we have been “out of service” three times in the last six months, meaning neighboring agencies would respond in the event of an emergency. We are out the door in under 90 seconds and can be anywhere in the township in under 7 minutes. The Bethel Township Fire Department prides itself on dedicated and professional staff and quick response times. As Ohio and the nation look for solutions to the staffing issue, one thing is certain — without enough first responders, lives and property are at greater risk.



Upcoming Election — Tuesday, May 6th

All precincts vote at Bethel High School — use the Hive entrance around back
Early voting begins Tuesday, April 8th and ends Sunday, May 4th



Zoning Update

ZONING CERTIFICATES ISSUED:

ZC-01-25	5430 S. State Route 202	Accessory Building
ZC-02-25	6290 Dayton-Brandt	Accessory Building
ZC-03-25	6140 Dayton-Brandt	Accessory Building
ZC-04-24	8013 S. Palmer	Accessory building
ZC-05-25	7283 State Route 201	Accessory Building
ZC-06-25	7283 State Route 201	Residential Addition

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Bethel Township Zoning Commission had no cases in the first quarter of 2025.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals held a meeting January 23rd, 2025 to hear the following cases:

Case: V-01/02-25: A request from Roger Jenkins, 6140 Dayton-Brandt Rd, Tipp City, OH 45371, to allow for an accessory building to be built slightly ahead of the front line of the residence and allowing for an additional 400 square feet for the accessory building than the 2000 square feet allowed. The parcel is 2.32 acres zoned R-1AAA. Miami County Parcel Number: A01-060210. **APPROVED UNANIMOUSLY 3-0**

Case: V-03/04-25: A request from Eugene and Linne Simonalle, 6290 Dayton-Brandt Rd, Tipp City, OH 45371, to allow for an accessory building to be built slightly ahead of the front line of the residence and allowing for an additional 880 square feet for the accessory building than the 2000 square feet allowed. The parcel is 2.352 acres zoned R-1AAA. Miami County Parcel Number: A01-060255. **APPROVED UNANIMOUSLY 3-0**

And on February 27th, 2025 to hear the following cases:

Case: V-05/06-25: A request from Keith Trumbauer, 7283 State Route 201, Tipp City, OH 45371, to allow for 2944 total square footage in accessory buildings and to allow for a third accessory building. Bethel Township Zoning Section 30.05 Article G 3.5 acre lot maximum 2 accessory structures permitted and total size 2,600sf. The parcel is 3.5 acres zoned R-1AAA. Miami County Parcel Number: A01-055250. **APPROVED 3-1**

Case: V-07-25: A request from M & I Development, located at 4330 Lisa Drive, Tipp City, OH 45371, for a variance to allow for a structure to be built 10 feet from the property line. Bethel Township Zoning Section 12.05, Minimum side setback 20 feet. The parcel is .72 acres zoned I-1. Miami County Parcel Number: A01-087290. **DENIED UNANIMOUSLY 0-4**

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Board of Trustees held no public hearing meetings in the first quarter of 2025.

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.

Notice for both the Zoning Commission and the Board of Zoning Appeals meetings and public hearings are posted on the home page of the Township website at www.betheltownship.org, and the Township’s social media account (Facebook and/or Instagram).

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.

Notification Alert

Effective April 3, 2025, the requirement to give notice of public hearings for zoning cases “in one or more newspapers of general circulation in the county” has been expanded to allow the option for notice to be given “on the web site and social media account of the township.” Going forward, Bethel Township’s notices will no longer be published in a newspaper, but will be posted on the web site and social media account(s). Please see Ohio Revised Code Sections 519.06, 519.08, 512.12, and 519.15 which were amended by House Bill 315 of the 135th General Assembly to allow the website/social media option.

Fire/EMS



Fire/EMS Runs Jan 1—Mar 22			
Fire	37	YTD	37
EMS	114	YTD	114
MVC	12	YTD	12
		TOTAL	163

Spring Equinox

According to the Farmer’s Almanac, the first day of spring was March 20th. Need a spot to enjoy one of these warm, sunny days that occasionally pops up? Swing by Friendship Park to read a book on a bench, play a little baseball, or watch your kids “monkey around” on the new playground equipment.

Swimming Pools 101

If you are thinking of getting a swimming pool or have one already, including all permanent above and in ground structures and temporary or portable pools with a depth of twenty-four (24) inches or greater, it must comply with the following:

- ◆ A zoning application must be completed
- ◆ Cannot be located in the front yard
- ◆ Must be enclosed by a minimum 4 foot high fence with good condition and a self-locking gate
- ◆ All applicable building permits, electrical permits, and health permits shall be obtained

Complete regulations can be found on the Township website in our Zoning Regulations — Article 30 Supplementary Regulations, Section 30.05 Accessory Buildings and Structures.

Why Does Zoning Matter?



We hear from residents regularly about zoning and how they want to use their property. Usually there is a conflict that wasn’t considered when buying the property or imagining the proposed use. Zoning is important because it helps regulate land use, ensuring that different types of development — residential, commercial, industrial, and recreational — are appropriately placed within a community.

Here are some key reasons why zoning matters:

1. Organized Development — it prevents chaotic or haphazard growth, ensuring cities, towns, and townships develop in a structured way.
2. Property Value Protection — by keeping incompatible land uses separated, such as preventing a factory from being built next to a neighborhood, zoning helps maintain property values.
3. Public Health & Safety — zoning regulations can limit pollution, reduce traffic congestion, and ensure proper sanitation, contributing to a safer environment.
4. Infrastructure Planning — it helps local governments plan for roads, utilities, and public services more efficiently.
5. Environmental Protection — zoning can help preserve green spaces, prevent overdevelopment, and manage floodplains.
6. Community Character — it helps maintain the aesthetic and cultural identity of a neighborhood, balancing growth with preservation.

Zoning laws are critical for creating livable, functional, and sustainable communities. Much thought and effort from your elected officials, Township staff, and state and national experts go into establishing zoning codes because how a property is used affects neighbors as well as the property owner.

Our zoning department stands ready to advise and help as you consider the visual impact, drainage issues that may arise, and the above six items when creating your plan to make changes to your property. Scan the QR code to view our zoning code on the Township's website.



Meeting Dates

In keeping with making the Trustee Meetings more accessible to community members, all meetings are now held in the evenings at 6:00 PM rather than 7:00 PM. Generally speaking, the last Tuesday of each month is reserved for Workshops (WS) and the first Tuesday of each month is for Business (Bus) meetings. Meetings are rescheduled if they fall on holidays or election days. We try not to vote on items in the Workshops unless there is pressing reason. Here are the dates of the remaining pre-scheduled meetings this year:



Apr 1	Bus	Jun 3	Bus	Aug 5	Bus	Oct 7	Bus	Dec 2	Bus
Apr 29	WS	Jun 24	WS	Aug 26	WS	Oct 28	WS	Dec 30	WS
May 5	Bus	Jul 1	Bus	Sep 2	Bus	Nov 3	Bus		
May 27	WS	Jul 29	WS	Sep 30	WS	Nov 25	WS		

Sad News

Two life-long residents recently passed. They will be missed.



Christine Miller, 84, passed away March 1, 2025. She was a 75 year resident and long-time 4H Advisor. She loved to cook, work in her garden, and go antique shopping. Christine was married to Harold "Butch" Miller for 55 years, who passed in 2015.

Wilbur E. Friend, 94, passed away peacefully on March 5, 2025. He was born, raised, and resided in Bethel Township his entire life. Wilbur retired from A.O. Smith Co and later, with his wife Jeannine, operated a local garden plant business, Your Friendly Garden Patch, for 27 years in the Township.



Bethel Alumni Banquet Saturday, May 10 at Bethel Schools



Tickets are \$25 & include dinner and entertainment. Social hour starts at 5, dinner at 6. To register, send a check to Bethel Alumni Association c/o Bethel Local School, 7490 S. State Route 201, Tipp City, OH 45371. Include name & (maiden name), class, address, and email of each graduate and guest attending. You may also include a donation to the Alumni Scholarship Fund in your check. This is the 129th Annual Alumni Banquet.

ISO Land Use Planning Committee Members

Sessions to update the Township Land Use Plan are about to start back up and we are looking for citizen input into the plan. The land use plan defines how we would like to see the Township developed in the coming years. Call the office at 937.845.8742 to volunteer as a committee member.

HELP WANTED

Members for the Board of Zoning Appeals (BZA)

Who is on the board: 5 members and 2 alternates
What do they do? Hear zoning cases that are variances from the Zoning Code

Meeting Date: 4th Thursday of the Month 6:30 PM

Zoning Commission (ZC)

Who is on the Board: 5 members and 2 alternates
What do they do? Hear zoning cases that are changes to Zoning Classifications

Meeting Date: 4th Thursday of the Month 7:30 PM



Mowing Season

is upon us. Please keep an eye out for the road crew mowing along our streets and trimming branches and trees.



Bethel Township Trustees

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Tipp City, Ohio 45371

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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.



April

- 1 Trustee Regular Business Meeting, 6 PM
- 2 Historical Society, 6 PM
- 12 Easter Egg Hunt at Bethel School, 10 AM
- 15 Co. Planning Commission Mtg. in Troy, 7 PM
- 15 Tax Day
- 24 Board of Zoning Appeals Meeting, 6:30 PM *
- Zoning Commission Meeting, 7:30 PM *
- 29 Trustee Workshop Meeting, 6 PM

May

- 5 Trustee Regular Business Meeting, 6 PM
- 6 Election Day, 6:30 AM—7:30 PM, Bethel Schools
- 7 Historical Society, 6 PM
- 10 Bethel Alumni Banquet, 5 PM, Bethel Schools
- 20 Co. Planning Commission Mtg. in Troy, 7 PM
- 22 Board of Zoning Appeals Meeting, 6:30 PM *
- Zoning Commission Meeting, 7:30 PM *
- 26 Memorial Day observed, Township Offices Closed
- 27 Trustee Workshop Meeting, 6 PM

June

- 3 Trustee Regular Business Meeting, 6 PM
- 4 Historical Society, 6 PM
- 17 Co. Planning Commission Mtg. in Troy, 7 PM
- 19 Juneteenth observed, Township Offices Closed
- 24 Trustee Workshop Meeting, 6 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM *
- Zoning Commission Meeting, 7:30 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.**

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