

Board of Trustees

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Township Offices
8735 S. Second Street (Brandt)
Tipp City, Ohio 45371
937.845.8472

CURRENT

Bethel Township Trustees

Land Use Plan Revision Coming Soon...

Township land use plans are essential tools that guide how land within a community is developed and managed. These plans address zoning, housing, and public services. They are designed to ensure that growth happens in an organized and sustainable way, balancing the needs of current residents with future needs. A well-crafted land use plan supports economic development, protects natural resources, and enhances the overall quality of life in the township.

Resident involvement is critical in the development of township land use plans because local knowledge and concerns help shape policies that are realistic and effective. People who live in the community understand the unique character of their neighborhoods and can provide insight into everyday issues such as traffic congestion, noise levels, or the need for more green space. This input ensures the plan reflects the actual needs and priorities of the community rather than just the interests of developers or outside agencies.

When residents feel included in the decision-making process, they are more likely to support the resulting plan. This engagement can reduce conflict and encourages a sense of shared responsibility for the future of the township.

Public involvement also ensures that land use decisions are equitable. Without diverse community input, plans may unintentionally favor one group over another or overlook the needs of some residents. When a wide range of voices is heard, the plan can better promote fairness, ensuring that all residents benefit from development and public investment.

Township land use planning is a collaborative process that benefits from active resident participation. It helps ensure that growth is sustainable, community-driven, and fair. Residents engaging in planning efforts help shape a vision for the future that reflects shared values and priorities, leading to a stronger, more resilient township.

Our current Land Use Plan can be found on the website zoning information page at www.betheltownship.org/zoning.html or scan or click the QR code.



The Township is about to embark on revising this Land Use Plan. If you would like to be a part of the committee to help craft the changes, please contact the Zoning Administrator, Cody Smith, at 937.845.8472.

Annexation House Bill 113 Update

The bill, for which our Representative Newman is a primary sponsor, was introduced to amend annexation laws in Ohio. It is working its way through the House. Several Township residents went to Columbus to speak as proponents for the bill or sent written testimony. Several weeks later, opposition testimony was heard. We will keep you updated as the bill progresses.



Staff Highlights

Zoning Boards

Please welcome Donna Hughes (left) to the Board of Zoning Appeals (BZA) and Jim Leskowich (center) as alternate. Also welcome Janice Royse (right) to the Zoning Commission (ZC) as an alternate. Thank you all for participating in your local government!



Thanks to Darrin Anderson, who resigned from the BZA earlier this year, for his service to the Township.

If you are interested in volunteering to be on a zoning board, please scan or click the QR code for more information or call the Zoning Administrator at 937.845.8472.



Fire Department

Welcome Nick Miller, Taylor Phillippe, and Robert Patterson to the Bethel Township Fire Department!

Fire Chief Cahill is seeking additional part-time staff. If you are a Firefighter/EMT and are interested in joining the team, please scan or click the QR code or call the office non-emergency fire phone# at 937.845.4274.

Avoid Heat Related Emergencies and Water Activity Incidents

A message from Fire Lieutenant Teegarden

It is that time of the year again where the sun stays out longer and the days are hotter. It is key to remember that hydration is important to keep from having a heat related emergency. Anytime you're outside having fun or working hard it is important to drink plenty of water and other beverages that replenish electrolytes. Signs of heat related illnesses are heavy sweating or even no sweating at all, nausea or vomiting, dizziness, headache, increased weakness, and fainting to name a few. If you exhibit any signs of a heat related emergency, get into a cool atmosphere and seek help immediately. Paying attention to the weather is needed to be aware of heat advisories and to plan accordingly.

Also, with an increase in temperatures, people are starting to go out on lakes, rivers, ponds, and pools. It is critical to wear appropriate safety devices. Things like life jackets and floaties for the kids are very important to prevent drownings. Whenever out on the water, never mix alcohol and water activities because alcohol impairs judgment and coordination, and increases the chances of an accident happening. Always swim with a friend or family member to have fun and to keep each other safe. It is also important to be aware of your surroundings at all times, learn about how currents work, and be on the lookout for obstructions that can cause injuries. Never go into the water after someone because this can increase the chance of you becoming a victim yourself— call for emergency services right away. If you have rope attached to a floatation device, this could help save someone's life. One final thing for water safety is knowing quality CPR because in a case of a drowning, CPR that is started right away increases the odds of survival.

We at the Bethel Township Fire Department wish everyone a wonderful and safe summer! Thank you for everyone's support!

Shelter and Pickleball Courts for Friendship Park

Trustee Reese is developing an idea to construct an open shelter with two pickleball courts at Friendship Park. The plan is to build it "barn-raising" style using volunteers within the community.

The Township has applied for a grant to help pay for materials.

If you would like to donate labor, design skills, materials, construction equipment, or other resources to the effort, please text or call her at 512.632.9310.



Zoning Update

ZONING CERTIFICATES ISSUED:

ZC-07-25	6765 BETHELVILLE	ACCESSORY STRUCTURE
ZC-08-25	5355 WESTLAND	ACCESSORY STRUCTURE
ZC-09-25	7945 NEWBURY	ACCESSORY STRUCTURE
ZC-10-25	4423 US 40 E	SIGN
ZC-11-25	7285 DAY-BRANDT	ACCESSORY STRUCTURE
ZC-12-25	9195 SR 201 S	ACCESSORY STRUCTURE
ZC-13-25	7945 NEWBURY RD	ACCESSORY STRUCTURE
ZC-14-25	7143 ROSS RD	POOL
ZC-15-25	7051 SINGER RD	RESIDENTIAL ADDITION
ZC-16-25	7650 SCARFF RD	ACCESSORY BUILDING
ZC-17-25	5140 EASTLAND DR	DECK
ZC-18-25	5226 SR 202	RESIDENTIAL ADDITION
ZC-19-25	5970 SR 201 S	DRIVEWAY ENTRANCE STRUCTURE
ZC-20-25	8866 S SR 202	ACCESSORY STRUCTURE

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.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Bethel Township Zoning Commission held a meeting March 27th, 2025 to hear the following case:

Case: ZA-01-25: A request from Khamid Mamad, 8415 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-040330 to B-3. This is a 3 acre parcel currently zoned R-1AAA. **DENIED UNANIMOUSLY 0-5**

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals held a meeting April 24th, 2025 to hear the following cases:

Case V-08-25: A request from Eric Kunkel, located at 7200 Studebaker Rd, Tipp City, OH 45371, for a variance to allow for a 6 foot fence in the front yard of the residence. Bethel Township Zoning Section 30.06, Side and rear yard fences, walls and hedges shall not exceed six (6) feet in height for residential uses and shall not exceed four (4) feet in height in the front yard. The parcel is 5.02 acres zoned A-2. Miami County Parcel Number: A01-087395. **DENIED UNANIMOUSLY 0-3**

Case V-09-25: A request from Dennis Kolb, located at 7945 Newbury Rd, Tipp City, OH 45371, for a variance to allow for 140 square feet of overage for a total of 1540 square feet in accessory buildings. Bethel Township Zoning Section 30.05, accessory buildings on a 1 acre lot are limited to 1400 square feet total area. The parcel is 1.00 acres zoned R-1AAA. Miami County Parcel Number: A01-084703. **APPROVED UNANIMOUSLY 3-0 with the modification that the approved overage be reduced from 140 sq. ft. to 40 sq. ft.**

And May 22, 2025 to hear the following:

Case: CU-02-25: A request from Derek Fink (Owner) and the Association of Islamic Charitable Projects (Applicant), located at 7045 US 40 E Tipp City, OH 45371 for a Conditional Use as a Religious Place of Worship, contingent upon the sale of the property to the applicant. There was previously a Conditional Use permit for a Religious Place of Worship; However, per Bethel Township Zoning Resolution section 2.06, a Conditional Use Permit shall cease to be valid at such time as the premises for which it was issued is no longer occupied by the holder of said permit or a change of ownership has occurred. The Conditional Use for a Religious Place of Worship became invalidated when the property was sold on 4/22/2025. **DENIED 2-3**

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Board of Trustees held a public hearing for **Case ZA-01-25: DENIED UNANIMOUSLY 0-3**

Fire/EMS



Fire/EMS Runs Mar 23—Jun 22

Fire	20	YTD	57
EMS	114	YTD	228
MVC	6	YTD	18
		TOTAL	303

Zoning Regulations - Updates

Your zoning boards are currently in the process of reviewing the Township's zoning regulations to add any new topics, clarify areas that are subject to interpretation, and update sections based on current needs.

Public participation is important—your local knowledge helps identify needs and unintended consequences. Please come to the meetings (which are announced on our website, Facebook, and Instagram) or send suggestions or questions to zoning@betheltownship.org.

Want to have a Garage or Yard Sale?

Great! Holding a garage sale in Bethel Township is straightforward—no permit or registration is required.

Property owners may have two sales per year for a maximum of 72 hours each. Multi-family sales are permitted on a single parcel owned by a participant. Please scan or click the QR code to go to the Township's website to see the complete Township's zoning regulations, Section 30.27 Auxiliary Uses Permitted in Residential Districts, paragraph C. Yard Sales, Equipment, and Vehicle Sales for additional information.



If you're planning a sale, please focus on advertising it responsibly, removing signage when you're done, and ensuring you comply with state tax rules if applicable. As always, if you have any questions, please call Bethel Township Zoning Administrator Cody Smith at 937.845.8472.

Understanding Ohio's Ditch Law

Understanding the rules and regulations about ditches, culverts, swales, and tiles is essential for maintaining proper drainage and preventing water-related issues on your property. Ohio's ditch laws help ensure that water flows correctly and does not cause flooding or erosion that could damage roads, farmland, or homes. These laws govern the responsibilities of property owners when it comes to maintaining ditches, whether they are natural or man-made. By staying informed, homeowners can contribute to effective water management while protecting their land and investments.

Ohio law generally holds property owners responsible for maintaining ditches on or adjacent to their land. This means keeping them free from obstructions such as debris, fallen branches, and excess vegetation that could impede water flow. For example, after a major rainstorm, check that the drainage tile under your driveway is not damaged and free of debris. Property owners are NOT permitted to fill in drainage ditches or change the design without obtaining a permit from the Township and/or Miami County.

The township, county or state is responsible for the drainage underneath a road. Ohio also has provisions for petitioning drainage improvements through the county, which can lead to better water management for multiple properties in an area. This is known as a ditch petition and there are several examples of this in our township.

One of the benefits of Ohio's ditch laws is that they promote cooperation among neighbors and local governments to prevent flooding and erosion. By following best practices, property owners can avoid costly water damage while contributing to a well-managed and sustainable drainage system. Understanding and following Ohio's ditch laws ultimately lead to healthier landscapes, better road conditions, and stronger communities.

For more information on Ohio's ditch laws, scan or click the QR code to check out the FAQ document from the Miami County Engineer's Office. It is available at <https://www.co.miami.oh.us/DocumentCenter/View/33256/Ditch-FAQs-0324202>.



Miami County Recorder's Office Services

Property Fraud Alert is a FREE notification service that alerts subscribers each time a document is recorded in Miami County with their name on it. This can help to detect fraud and prevent the theft of your biggest investment—your home. Sign up at <https://www.co.miami.oh.us/980/Property-Fraud-Alert>.



Veteran ID Cards are available FREE in the Recorder's Office. Cards can be used as proof of military service and to obtain discounts at participating retail establishments (without you having to carry around your DD -214), among others. Cards cannot be used to obtain VA benefits. Information can be found at <https://www.co.miami.oh.us/607/Veterans> or call 937.440.6040.



Scan the QR code to go to the Recorder's website. Please stop by the Township office to pick up a brochure on either of these services.

Sad News



Nancy Marie Studebaker Lynch, age 96 and a life-long resident of Bethel Township, passed away June 16, 2025. She was a proud graduate of Bethel High School, class of 1947. Nancy was married for 60 years to Marvin Lynch who served as Township Trustee for many years. They had three children, all graduates of Bethel Local Schools. Mrs. Lynch attended college and went on to substitute teach for 30 years. She was a loyal member of the West Charleston Church of the Brethren where she was a custodian for 30 years. She was a 4-H advisor for 20 years and was able to share her knowledge of farm life with many children. She belonged to and helped plan many activities for the Bethel Alumni Association. She will be greatly missed by all who knew her.



Wilda "Toots" Funderburg, 97, passed away in her home, surrounded by family, April 28, 2025. She was married to H. Melvin Funderburg for 72 years. She will be missed.

Deeds for Cemetery Plots

Do you hold a deed to one or more cemetery plots in the Township? The Township was given our cemeteries over the years and they did not always come with stellar record-keeping. In by-gone days, deeds were handed to the owner without a copy being retained. The Township is looking to improve the record-keeping with your help. If you have a deed, please call the office at 937.845.8472 to discuss it.



Property Reappraisals

The [Ohio Revised Code Section 5715.33](#) mandates that real property be reappraised every six years. The Miami County Auditor is finalizing the process of this state mandated reappraisal. New values will go into effect for the tax lien date of January 1, 2025, and will be payable on the 2026 tax bills.

Beginning Wednesday, August 16th, 2024, and running through March 2025, there will be teams of appraisers that will be verifying property values and characteristics as part of the state mandated appraisal process. The role of these appraisers will be to inspect all properties from the exterior. These individuals will be working on behalf of the Miami County Auditor's office, but are employed by Vision Government Solutions. They will be identified with badges and car signs. Questions should be directed to the Miami County Auditor's office at 937-440-5925 between 8:00 am and 4:00 pm M-F.

The County Auditor website can be found at <https://www.miamicountyohioauditor.gov>. Drop by the Township office to pick up a brochure with additional information from the Auditor on the reappraisal process.

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.



July

- 1 Trustee Regular Business Meeting, 6 PM
- 2 Historical Society, 6 PM
- 4 Independence Day observed, Township Offices Closed
- 10 Zoning Boards joint meeting to discuss zoning regulation text revisions, 6 PM
- 15 Co. Planning Commission Mtg. in Troy, 7 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM *
- Zoning Commission Meeting, 7:30 PM *
- 24 Zoning Boards joint meeting to discuss zoning regulation text revisions, follows BZA/ZC meeting(s)
- 29 Trustee Workshop Meeting, 6 PM

August

- 5 Trustee Regular Business Meeting, 6 PM
- 6 Historical Society, 6 PM
- 8 Miami County Fair, Aug 8-14, Troy Fairgrounds
- 19 Co. Planning Commission Mtg. in Troy, 7 PM
- 26 Trustee Workshop Meeting, 6 PM
- 28 Board of Zoning Appeals Meeting, 6:30 PM *
- Zoning Commission Meeting, 7:30 PM *

September

- 1 Labor Day observed, Township Offices Closed
- 2 Trustee Regular Business Meeting, 6 PM
- 3 Historical Society, 6 PM
- 16 Co. Planning Commission Mtg. in Troy, 7 PM
- 25 Board of Zoning Appeals Meeting, 6:30 PM *
- Zoning Commission Meeting, 7:30 PM *
- 30 Trustee Workshop 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 and social media for meeting notices, cancellations, or updates.

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