

**BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS**  
**MINUTES (NOTAPPROVED)**

**TUESDAY, OCTOBER 24, 2024 – 6:30 P.M.**

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

**Meeting brought to order: 6:34 p.m.**

**1: Board and Township Staff Introductions**

Board members in attendance: Steve Owens, Darrin Anderson, Zach Staudter, Nikki O'Quinn

Alternate in attendance: Rachel Kiplinger

Board members not in attendance: Jeff Butt, Pete Mannheim

Staff Member: Marty Caskey, Planning and Zoning

**Election of Chairperson and Vice-Chairperson**

Mr. Anderson moved and Ms. O'Quinn seconded Mr. Owens continue as chairperson

The Board stated they would elect a vice-chairperson at the next meeting

**2: New Business**

**CASES**

Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage)

**Case: 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.

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'.

Residence and garage have been on the parcels with residential use.

Mr. Caskey read the prepared report and asked if there were any questions.

Mr. Owens asked if all variances were necessary. Mr. Caskey said yes, for the requested rezoning to occur.

Mr. Hirt, ZC member in the audience, asked if he could review legacy zoning in the village of Brandt and this was approved. After his informative review, he said this was a positive change.

Mr. Caskey asked the Reas if they approved of the report presentation. They did and had no additional comments.

The BZA had suggested the parcels be joined for ZC approval and the ZC added this to the approved description. The Reas accepted that.

Mr. Owens asked if there were any audience comments. (See scanned list)

The owner of the neighboring automotive property (Mr. Randall Shaffer) mentioned he would like to buy the Rea's property if it was not rezoned.

Comments and discussion closed and a motion was requested.

Mr. Staudter moved to recommend approval of V-02 through 09-24.

Mr. Anderson seconded.

Approved unanimously

**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.

Mr. Caskey read the prepared report and asked if there were any questions.

None

Mr. Caskey asked the owners if they approved of the report presentation. They did and explained how they wanted to keep the extended family together on one property so as the parents age, the daughter and grandchildren can assist.

Mr. Owens asked if there were any audience comments.

Mr. Anderson asked what would happen upon death of the parcel owners. The owner said that they intend to legally set it up so it would remain in the family.

Mr. Owens asked about the size and placement of the proposed second residence. The owner provided drawings.

Mr. Hirt provided the definition of a family from the Township Zoning Resolution.

Mr. Owens asked if there were any audience comments. (See scanned list)

There were many neighbors and interested township residents in attendance and spoke. The primary points against:

- Sets a bad precedent
- A split should be done before two residences on one parcel
- Road traffic would increase and be unsafe
- Potential well and septic problems that could also affect neighbors
- A house closer to the road would be unsightly
- The daughter should buy another property or house in the township

Primary points for:

- Ten acres is sufficient for a second residence

- A couple of additional drivers would not impact traffic
- Well and septic would be approved by Miami County
- Children should have an opportunity to help aging parents
- The owners will agree to adding that non-family or short-term rentals would not be allowed
- Second residence would meet or exceed residence required by the Township Zoning Resolution

Comments and discussion closed and a motion was requested.

Mr. Anderson moved to recommend approval of CU-01-24 with the prohibition of non-family occupancy or short-term rentals.

Mr. Staudter seconded.

Approved 3-2

### **3: Old Business**

None

### **4: Other**

Communications and Reports

New Administrator/Zoning Director to be hired soon. Mr. Caskey will be helping until then.

Audio recordings of all Bethel Township public meetings are available on the township website: [www.betheltownship.org](http://www.betheltownship.org)

Board of Zoning Appeals Comments

None

Adjournment

8:15 p.m.