

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, MARCH 27TH 2025 – 6:30 P.M.

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

Meeting brought to order: 6:31 pm

1: Board and Township Staff Introductions

Board members in attendance: Nikki O’Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via

Alternate in attendance:

Board members not in attendance: Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Election of Chair and Vice-Chair for 2025

Discussion was had on nominations for Chair and Vice-Chair

Mr. Staudter moved to nominate Nikki O’Quinn as Chair and Rachael Kiplinger as Vice-Chair.

Ms. Via seconded.

Approved 4-0

CASES

Miami County Parcel ID # A01-040330

Case: CU-01-25: A request from Khamid Mamad for a Conditional Use for a Single Family Dwelling at 8415 State Route 202, Tipp City, OH 45371, a 3 acre parcel currently zoned R-1AAA. The Conditional Use is contingent upon the parcel being rezoned to B-3. Miami County Parcel ID# A01-040330.

All testimony in the case was given under oath.

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

The applicant was invited forward to give testimony in the case.

Mr. Samed Mamad stated that the warehouse on the property would be used to run a Crossfit gym and that the hours and traffic for the gym would be minimal.

Mr. Staudter asked why the rezoning was recommended for denial by the Miami County Planning Commission.

Mr. Smith stated that the primary concerns were the property being on well/septic and the concern that a gym would strain that system, as well as how it would fit into the character of the area, being primarily residential/rural.

Ms. Kiplinger asked how a business was run out of the property previously.

Mr. Smith stated that the business was being run before the implementation of the current zoning code.

Ms. O'Quinn stated concerns about bathroom/locker room facilities in the existing structure.

Ms. Kiplinger inquired as to they are moving the business from its current location on Gibson Dr. to the warehouse on this property. She also inquired about whether or not there was someone living in the residence on the property currently.

Mr. Smith clarified that this hearing deals solely with the Conditional Use permit for continued use of the residence if the property were to be rezoned to B-3.

Comments and discussion closed and a motion was requested.

Ms. Kiplinger asked if there were other properties in the township with the B-3 zoning.

Mr. Smith replied that he does not believe so, but if there are there are very few.

Ms. O'Quinn opened comments in support of the Conditional Use application.

Ms. O'Quinn opened comments in opposition to the Conditional Use application.

Janice Royse gave her testimony in the case.

Connie Elam gave her testimony in the case.

Kama Dick gave her testimony in the case.

Public comment was closed and deliberation began among the Board.

Mr. Staudter moved to recommend approval of CU-01-25.

Ms. Kiplinger seconded.

Approved 4-0

3: Old Business

February Meeting Minutes

4: Other

Communications and Reports

Audio recordings of all Bethel Township public meetings are available on the township website:

www.betheltownship.org

Board of Zoning Appeals Comments

None

Adjournment

7:18 p.m.