

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

**THURSDAY, OCTOBER 23<sup>RD</sup>, 2025 – 6:30 P.M.**

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

**Meeting brought to order: 6:32 pm**

**1: Board and Township Staff Introductions**

Board members in attendance: Nikki O'Quinn, Rachael Kiplinger, Zach Staudter, Rachelle Via, Donna Hughes

Board members not in attendance: Jim Leskovich, Pete Mannheim

Staff Member: Cody Smith, Planning and Zoning

**2: New Business**

Review of BZA procedures for audience members

**CASES**

Miami County Parcel ID # A01-017200

**Case: CU-07-25:** A request from Burkhan Holding Inc. for a Conditional Use for an Agricultural Business located at 7195 Singer Rd, Dayton, OH 45424. This is a 10 acre parcel zoned A-1 Domestic Agriculture: Miami County Parcel ID# A01-017200.

All testimony in the case was given under oath.

This case was tabled from the September meeting of the Board of Zoning Appeals as Mr. Staudter put forth, until the applicant could be present to answer questions on the case.

Mr. Smith gave the staff report describing the physical placement, measurements and current uses and characteristics of the property making use of slides and printouts.

The applicant's daughter-in-law (Aynur Tairova) spoke for the applicant (Zeynali Burkhanov) and stated their main goal would be to open a butcher shop in order to produce and sell fresh meat (mainly from cows, sheep and chickens) free of chemicals and at good prices to the surrounding community.

Ms. O'Quinn asked if the applicant would be raising all his own livestock.

Ms. Tairova stated they would be buying middle-aged livestock from people who are experts at raising them from birth.

Ms. Hughes asked where the animals would be purchased and what vaccines they would be receiving.

Ms. Tairova stated they would purchase them from an Amish farm and an additional farm in the Sidney area and that all would be purchased in Ohio.

Ms. Via asked what hours the shop would be open.

Ms. Tairova stated Monday thru Friday, approximately 8am-5pm.

Ms. Hughes stated she was concerned about the health of the cows and asked if they would be given vaccines prior to purchase.

Ms. Tairova stated they would ask for that to be done prior to purchase and would find a buyer who would comply with that request.

Ms. Hughes asked how the unused blood and animal parts would be disposed of.

Ms. Tairova stated there are companies that drop off 55-gallon barrels that can be filled and then picked up. She explained that one owner of such a company that they will likely work with told her he makes dog food with the contents of the returned barrels. She said their shop will try to recycle everything they can.

Ms. Hughes asked if they would be contracting with Emir's on Brandt Pike.

Ms. Tairova said she didn't really know the answer yet as they are in the early stages of trying to start up their business.

Ms. Kiplinger asked how long it would take to open.

Ms. Tairova said she didn't know right now. She has tried to call the FDA concerning licensing, etc. and the phones aren't being answered due to the government shutdown. They will have to meet with several government agencies concerning practices and equipment before they begin any construction/ production. They want to make sure they are following all regulations and doing everything by the book.

Ms. Hughes asked how the animals would be killed.

Ms. Tairova stated they would follow Halal practice and minimize animal pain and would be as humane as possible. They would use a cap & ball pistol and cut the carotid artery with one cut and then immediately hang the animal upside down so the blood will completely drain out.

**Public speaking in support of this case:**

Don Black, Claudia Holtvogt, Kristin Keiser

Don Black stated the current neighbors have been extremely nice neighbors. In recent years, the property has gone downhill. He said the Dept of Agriculture would guide the current owner's operation. He spoke in support of the waste removal process. He stated a USDA inspector is required to be present during the killing of even one animal. They also inspect the carcasses to make sure it is safe to eat. He has been on the applicant's property and said they give their animals the best feed and take very good care of them. He said this would be good for Bethel Township and our rural way of life. This area is very much in need of a butcher shop and he hopes the applicant will butcher animals for others as well as their own.

Claudia Holtvogt stated she was a former owner of the case property and had run a horse farm and feed store. She stated there is room for semis to turn around on the property if need be. She also hopes the applicant will eventually butcher for others in the community (4-H for example).

Kristin Keiser stated she is a lifelong member of this community and thinks this business proposition honors our rural way of life and respects their business plan and enthusiasm and appreciation for agriculture.

**Public speaking in opposition to this case:**

None

Public comment was closed and deliberation began among the Board.

Ms. Hughes asked what 'conditional use' means.

Mr. Smith clarified.

**Ms. O'Quinn moved to approve case CU-07-25**

**Ms. Via seconded.**

**Approved 5-0**

**Votes:**

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Via: Yes

Mr. Staudter: Yes

Ms. Hughes: Yes

**3: Old Business**

September meeting minutes were approved 5-0, with corrections.

**4: Other**

Communications and Reports

**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

7:17 p.m.