

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, NOVEMBER 20TH, 2025 – 6:30 P.M.

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

Meeting brought to order: 6:30 pm

1: Board and Township Staff Introductions

Board members in attendance: Nikki O’Quinn, Rachael Kiplinger, Donna Hughes, Jim Leskowich

Board members not in attendance: Pete Mannheim, Zach Staudter, Rachelle Via

Staff Member: Cody Smith, Planning and Zoning

2: New Business

Review of BZA procedures for audience members

CASES

Miami County Parcel ID # A01-084527

Case: V-21-25: A request from Adams Home Construction Services, located at 6655 Bethelville Dr., New Carlisle, OH 45344, for a variance to allow a 40’ front yard setback. Bethel Township zoning Section 5.05, *minimum front yard setback is 50’ from the right of way*. The parcel is .846 acres zoned R-1AAA Miami County Parcel Number: A01-084527.

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.

No one was present to speak for the applicant, therefore

Ms. Hughes moved to table case V-21-25

Ms. Kiplinger seconded

Approved 4-0

Votes:

Ms. O’Quinn: Yes

Ms. Kiplinger: Yes

Ms. Hughes: Yes

Mr. Leskowich: Yes

Case: CU-09-25: A request from Hemi Properties LTD for a Conditional Use for a Retail Business located at 7114 US 40, Tipp City, OH 45371. This is a 1.979-acre parcel zoned B-2 Office/Residential District: Miami County Parcel ID# A01-052250.

All testimony given was under oath.

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 representative, David Baumgardner, stated they are requesting a conditional use to sell pool products.

Ms. Kiplinger asked if they were adding any new buildings and Mr. Baumgardner said no, they were not.

Ms. O'Quinn asked if retail sales would be in the front and inventory storage in the back.

Mr. Baumgardner - yes

Ms. O'Quinn asked what kind of traffic would be expected.

Mr. Baumgardner stated no more than 2-3 customers at any one time at the most.

Ms. Hughes asked if a new property owner would have to reapply for a conditional use.

Ms. O'Quinn answered yes.

Mr. Leskovich asked if it would be seasonal.

Mr. Baumgardner said they do landscaping. They also design and install pools / landscaping and some of the building would be used for office space.

Ms. Kiplinger asked how much of the space would be dedicated to retail.

Mr. Baumgardner replied approximately 1/3 of the building or 500 square feet.

Ms. Hughes asked if the 9-acre parcel is land-locked.

Mr. Baumgardner stated it is but they have access and no easement would be required. He also stated there would be no odors and that everything is sealed.

Public speaking in support of this case:

No one

Public speaking in opposition to this case:

No one

Cody informed the board that they could add conditions. He also clarified that our attorney said this would not qualify as an accessory building and a conditional use is required.

Ms. Kiplinger questioned if there should be a restriction concerning how much of the building can be dedicated to the retail portion of the business as part of the conditional use. Ms. O'Quinn stated that would be up to the applicant and that OSHA would perhaps have some jurisdiction.

Ms. Kiplinger asked what would distinguish B2 from B1 usage. Mr. Smith answered the B1 does not allow for residential use. Ms. Kiplinger asked if the retail business would expand / extend to the adjacent 9-acre parcel. Mr. Baumgardner answered the 9-acre parcel is zoned for agriculture and the retail would most likely stay in the front.

Ms. O'Quinn moved to approve case CU-09-25

Ms. Hughes seconded

Approved 4-0

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Hughes: Yes

Mr. Leskowich: Yes

At this time, the applicant from the 1st case, who arrived late, pleaded to have his case untabled and heard.

Ms. Hughes moved to untable case V-21-25

Ms. O'Quinn seconded

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Hughes: Yes

Mr. Leskowich: Yes

Mr. Smith reread the staff report for this case: V-21-25

All testimony was given under oath.

The representative for the applicant, Christopher Adams, stated they need the variance because the property is solid limestone in back, therefore they need to move the foundation up 10 feet.

Ms. Kiplinger asked if a house had been there previously. Mr. Adams said No.

Ms. Kiplinger asked how they can build a house on such a small lot.

Mr. Smith answered it was previously zoned R-1AAA and platted out years ago.

Public speaking in support of this case:

No one

Public speaking in opposition of this case:

Dylan Spencer

Dylan Spencer stated he lives next to the property in question. He asked how the layout of this house with the septic system (horizontal) will affect him and his septic system.

Mr. Adams replied it should not affect him at all.

Ms. O'Quinn stated that would be a question for the health department and they would have to OK that before Mr. Adams could get a building permit. She also stated the questions Mr. Spencer is asking are not in the scope of the BZA and recommended he submit his questions to the health department.

Ms. O'Quinn closed public comments and started board deliberation.

Mr. Leskowich asked if the county approved it and Ms. O'Quinn responded Yes.

Ms. O'Quinn moved to approve case V-21-25

Ms. Hughes seconded

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Hughes: Yes

Mr. Leskowich: Yes

3: Old Business

October meeting minutes were approved 4-0.

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

7:12 p.m.