

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

**THURSDAY, JANUARY 29, 2026 – 6:30 P.M.**

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

**Meeting brought to order: 6:35 pm**

**1: Board and Township Staff Introductions**

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

Board members not in attendance: Pete Mannheim, Zack Staudter

Staff Member: Cathy Fortunato, Zoning Secretary

**2: Election of Chairperson**

**Nominations: Ms. O'Quinn**

**Approved 4-0**

**Votes:**

Ms. O'Quinn: Abstain

Ms. Kiplinger: Yes

Ms. Via: Yes

Ms. Hughes: Yes

Mr. Leskowich: Yes

**3: Election of Vice Chairperson**

**Nominations: Donna Hughes**

**Approved 4-0**

**Votes:**

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Via: Yes

Ms. Hughes: Abstain

Mr. Leskowich: Yes

**4: Board and Township Staff Introductions**

Attending board and staff introduced themselves

**5: New Business**

Review of BZA procedures (opening statement)

**Case: V-22/23-25:** A request from Jarod & Mari Wenrick, Tipp City, OH 45371, for two frontage variances required after combining two adjacent properties, splitting them in half, and the resulting parcels having 85 and 170 feet of road frontage. *Per Bethel Township Zoning Resolution section 16.05, minimum lot width and*

*frontage shall be 200' contiguous.* Miami County Parcel ID# A01-042604 and Miami County Parcel ID# A01-042602. Both are zoned A-2 General Agriculture District.

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

All testimony was given under oath.

The applicant, Mr. Wenrick, clarified where the new drive would be for farm equipment so said equipment would not have to use his residence driveway to get to the farmed area of his property. He also stated there could be another house built on the newly split off property.

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

No one

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

No one

**Ms. O'Quinn moved to approve case V-22/23-25**

**Ms. Via seconded.**

**Approved 5-0**

**Votes:**

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Via: Yes

Ms. Hughes: Yes

Mr. Leskowich: Yes

**CASE: CU-01-26:** A request from United Rental for a Conditional Use for a Retail Business and a Multi-tenant property located at 8765 St Rt 201, Tipp City, OH 45371. This is a 5.017-acre parcel zoned I-1, Light Industrial District. Miami County Parcel ID# A01-048265.

Ms. Fortunato read the staff report for this case: CU-01-26

All testimony was given under oath.

The applicant's representative, Gerald Mullins, stated he would be the manager at this location as well as the Cincinnati location which is already open. He stated he would not be at this location every day personally, but another manager would be there when he is not. He stated they (United Rental) would be storing and renting chain-link fencing and port-a-potties on the site and they have no current plans to build any structures. They would remodel the building that is currently at the back of the property and the two front buildings would remain with Skyline. They would store trucks there and service the units at this location. Ms. Hughes asked what type of trucks and he responded, pump or tanker trucks. He explained the waste from the rented units would be sucked out before they were returned to the 201 location. Only the outside of the units would be cleaned onsite. The front of the property would remain a used car lot and a truck repair shop.

The port-a-potties would be stored outdoors at the back of the property. They would be willing to install some sort of privacy screen. United Rental will be leasing the back of the property from the owner. He stated they do not expect a lot of traffic.

A representative of the property owner (Skyline), T. Ragib stated there are currently two businesses in the two front buildings. Currently there are semi-trucks being parked on the back of the property but if United Rental's application is approved these will be removed.

Dawna Elko, the commercial agent for the property owner was on speakerphone. She stated down the road, UR will bring in some of their affiliates to take over the rest of the property but for now the front businesses will remain the same. The owner has an agreement with UR stating they will have first opportunity to take over the front spaces when those tenants leave. She also stated the owner had a CU approved in 2022 when the business went from golf carts to truck parking. The township does not have any knowledge of this as there was no record in the zoning office. Ms. Elko stated they have the original and she was at the meeting where it was unanimously approved in 2022 and she will get an email and send it to the township zoning office.

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

No one

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

Kim Riviello

Kama Dick (by letter)

Josh Wilkerson

Ms. Riviello asked if they were different from the UR in Huber. Mr. Mullins answered that was a rental location. She asked how the port-a-potties are cleaned. Mr. Mullins explained they are cleaned on the job site – NOT the 201 storage site – only dirt on the outside would be cleaned on 201. Trucks that the waste is sucked into and are sealed could be stored on the 201 site until full. He also stated that they are good neighbors at the site in Cincinnati and they keep their property neat and clean. He also stated there will be much less traffic at the site if UR replaces the current semi storage business. When asked, he responded they also do temporary fencing.

Kama Dick was called (she is currently out of state) and sworn in. Ms. Fortunato read a letter she had emailed to the zoning department. Her letter states she is against granting the CU due to the property owner having repeatedly violated the zoning regulations in the past. Her letter additionally states the property is zoned I-1 but currently runs 3 separate businesses which is a violation. No landscape buffers have been created and impervious substrate requirements have not been met and the owner has been issued several nuisance notices. The property owner should have to follow the rules before he asks to change them again.

Ms. O'Quinn stated we have gotten some good information that answered some of the questions regarding this property but we still needed more information, specifically to determine if some of the violations have been corrected.

Kama Dick stated having three business and no appropriate substrate are both violations.

Mr. Wilkerson stated that the minutes from the 3/24/22 meeting in the township bldg. concerning case CU-01-22, a request from Bob Turin for a CU on this property for a trucking transfer terminal was passed 4-0. It was mixed use retail/light industrial which he said was why, when the applicant came to the township, he told them they should fill out a Conditional Use application for a multi-tenant and retail property.

The board discussed there being no application for a conditional use for the heavy truck repair shop, there being an outstanding violation that has not been addressed from 6/18/25, and there being no application requesting a Conditional Use for a multi-tenant building.

Ms. Kiplinger stated that to move forward, she would want them to be in compliance with how the property is currently zoned and remedy any outstanding violations they may currently have.

**Ms. O'Quinn moved to table case CU-01-26**

**Ms. Hughes seconded**

**Votes:**

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Hughes: Yes

Ms. Via: Yes

Mr. Leskowich: Yes

**3: Old Business**

November meeting minutes were approved 4-0.

**4: Other**

Communications and Reports

None

Board of Zoning Appeals Comments

None

**Meeting was adjourned at 7:38 pm.**

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