

BETHEL TOWNSHIP, MIAMI COUNTY OHIO BOARD OF ZONING APPEALS
MINUTES

THURSDAY, APRIL 23, 2026 – 6:30 P.M.

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

Meeting brought to order: 6:38 pm

1. Board and Township Staff Introductions

Board members in attendance: Zach Staudter, Donna Hughes, Jim Leskovich, Michael Statesman

Board members not in attendance: Pete Mannheim, Rachael Kiplinger, Nikki O’Quinn

Staff Member: Cathy Fortunato, Zoning Secretary

2. Board and Township Staff Introductions

Attending board and staff introduced themselves

3. New Business

Review of BZA procedures (opening statement)

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.

This case was withdrawn by the applicant and the owner on 04/15/2026.

Case: V-03-26: Case: V-03-26: : A request from Victor & Margaret Parker for a variance to demolish and replace a 30x30 pole barn in front of their residence that was severely damaged by wind. The new building will be the same size and sit on the same footprint as the damaged building. *Per Bethel Township Zoning Resolution Article 30, Section 30.05.B, in any residential zone, no garage or other accessory building shall be erected within the front yard.* Miami County parcel ID# A01-064500, 1.09 acres.

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.

Applicant Comments

Mrs. Parker said they had planned to fix up the barn but then there was a large storm that damaged it further and it was going to be just as much to repair as to rebuild so they decided they would rebuild. That would make the property look better.

Mrs. Hughes: How long has the property been there? Mrs. Parker – 1977.

Question: Why couldn't the barn be built further back to comply with current zoning?

Mr. Parker: The house is at the back of the property so everything is in front of the house.

Question: Is there a concrete foundation where it currently is? Mrs. Parker – Yes.

Q: Are you going to build on that same foundation? Mrs. Parker – Yes, we're going to use steel instead of wood because before there was termite damage.

Q: Does it have electric and water? Mrs. Parker – Yes, it has electric. There is a spigot but it doesn't work.

Q: How long have you owned the building? Mrs. Parker – January 10 and when we bought it we had no idea of the zoning.

Q: What will you use the barn for? Mrs. Parker – As a garage to park our personal cars in.

Public speaking in support of this case:

None

Public speaking in opposition to this case:

None

Board Deliberation

Mr. Staudter stated it would be a financial hardship for the applicant to have to rebuild somewhere else.

Mr. Leskovich pointed out that the BZA is being asked and challenged, in cases like this, to make the zoning right in the future.

There was discussion about which was the front yard and which was the side. It was concluded to go with the postal address.

Mr. Staudter said they were not trying to do anything new, they were just redoing what already is there and was damaged. He said in the past the board has deferred to allow what was already there.

He and Ms. Hughes said financially it made sense because it would be very expensive to have to lay a new concrete foundation somewhere else.

Mr. Statesman asked if that is what would be considered grandfathered in?

Mr. Staudter stated no, but it was a pre-existing structure that they are just replacing.

Ms. Hughes added that a new metal barn would be nicer and cleaner.

Mr. Staudter moved to approve case V-03-26

Ms. Hughes seconded.

Denied 2-2

Votes:

Ms. O'Quinn: Absent

Ms. Kiplinger: Absent

Mr. Staudter: Yes

Ms. Hughes: Yes

Mr. Leskovich: No

Mr. Statesman: No

3: Old Business

February 26, 2026 meeting minutes were not approved. Mr. Staudter said that the email Trustee Josh Wilkerson sent to the BZA 2 days prior to 2/26/26 needed to be attached. Mr. Staudter stated this is because he

felt reasons to vote against the case were highlighted in the email and that is the way the Board voted. The BZA is independent of the trustees and to maintain the integrity of the BZA they need to maintain their independence. This case was about a pole barn on Singer Road that was denied 3-2.

Meeting was adjourned 7:03 pm.

**Audio recordings of all Bethel Township public meetings are available on the township website:
www.betheltownship.org**