

BETHEL TOWNSHIP, MIAMI COUNTY, OHIO BOARD OF ZONING APPEALS

THURSDAY, JUNE 25, 2026 – 6:30 PM MINUTES

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

Meeting brought to order: 6:34 pm

1: Board and Township Staff Introductions

Board members in attendance: Ms. O'Quinn, Ms. Kiplinger, Ms. Hughes, Mr. Leskowich, Mr. Statesman

Board members not in attendance: Mr. Mannheim, Mr. Staudter

Staff Member: Cathy Fortunato, Zoning Secretary

2: New Business

Review of BZA procedures for audience members

CASES

V-02-26: A request from KFDR LLC for a lot size variance of 0.5 acres after splitting it off from a 15.283-acre parcel zoned A-2. Parcel address is 6445 US 40, Tipp City, OH. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot area is 1-acre for a sewer system.* A second variance is being requested for a 100' road frontage. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum lot frontage is 200 contiguous.* A third variance is being requested for a 16' side setback. *Per Bethel Township Zoning Resolution Article 5, Section 5.05, the minimum side yard setback is 20'.* The lot split is contingent upon approval of all 3 variances. Miami County parcel ID# A01-046200.

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 statement:

John Hamber spoke for the applicant. He explained the purpose of the rezoning (on the advice of their lawyer) was to place the property into a separate LLC due to liability associated with rentals. He further stated the rezoning of the home fit in with the surrounding neighborhood. He said there are no plans to sell the property.

Ms. O'Quinn asked if it is a rental and if it is currently occupied.

Mr. Hamber responded yes to both.

Ms. Kiplinger asked if they were cutting off field access and Mr. Hamber responded no, they were not.

Public speaking in support of the case:

No one

Public speaking in opposition of the case:

No one

Board deliberation:

Ms. Hughes stated she felt it did match the other homes in the area and while she wished it was going to conform and be a one acre property, the fact that there was public water and sewer made the variance request acceptable to her.

Ms. Hughes moved to approve case V-02-26

Ms. O'Quinn seconded

Approved 5-0

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Hughes: Yes

Mr. Leskovich: Yes

Mr. Statesman: Yes

3: Old Business

April 23, 2026 meeting minutes were approved 5-0 with the following corrections:

-Add 'This case was withdrawn.' after the case description of CU-01-26

-Change 'Mr. Leskovich' to 'Mr. Staudter' as the board member who moved to approve case V-03-26

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

Residents were encouraged by multiple members of the board to volunteer for the BZA and the ZC

Adjournment

6:55 PM