

BETHEL TOWNSHIP, MIAMI COUNTY, OHIO BOARD OF ZONING APPEALS

THURSDAY, AUGUST 27, 2026 – 6:30 PM MINUTES

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: Ms. O'Quinn, Ms. Kiplinger, Ms. Hughes, Mr. Leskowich

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

Staff Member: Cathy Fortunato-Zoning Secretary, Arthur Franklin – Planning & Zoning Administrator

2: New Business

Review of BZA procedures for audience members

CASES

Case V-06-26: A request from Jason Gregory for a variance for the erection of a pole barn that is 1280 sqft on .60 acres. Parcel address is 4405 US RT 40, Tipp City, OH, parcel ID# A01-086207. *Per Bethel Township Zoning Resolution Article 30, Section 30.05(G) for acreage .276-.716 Maximum Gross Floor Area is 900 sq ft, Setback is side 10' and rear 5', and Number of Permitted Accessory Buildings is 2.*

Mr. Franklin 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:

Mr. Gregory stated that since a 900 sq ft shed is allowed on a property that is .276 acres and his property is .60 acres which is considerably larger, he should be allowed to have a larger shed and he is requesting 1280 sq ft.

-Ms. O'Quinn asked what it would be used for. Mr. Gregory answered for maintenance of his property.

-Ms. Kiplinger pointed out he already had an existing bldg. of 128 sq ft making total accessory square footage 1408. Mr. Gregory replied he would remove that bldg. as well as a smaller shed that is being moved regardless or shrink the new one by 128 sq ft so his total accessory square footage would be 1280 sq ft.

-Ms Kiplinger asked if the two existing buildings would be taken down prior to the new one being built. Mr. Gregory answered the tools he needs to build the new bldg. are in the larger existing shed but as soon as it is completed he would be taking it down as well.

-Mr. Leskowich asked if the driveway would be extended back to the new building. Mr. Gregory stated that is already gravel in that area.

-Ms. O'Quinn and Mr. Leskowich asked about the cars and trailers on the property. Mr. Gregory stated the cars would be stored in the new bldg. and trailer would be tagged as it is moved frequently.

-Ms. Kiplinger pointed out that the property has been much improved and the board gave Mr. Gregory kudos for his efforts thus far.

-Ms. Hughes asked about making the building a little smaller. He said he is just asking for what he can get.

Public speaking in support of the case:

No one

Public speaking in opposition of the case:

No one

Board deliberation:

- Ms. Kiplinger would like to see the shed stay within the confines of the Zoning Resolution. The biggest hurdle is Mr. Gregory would have to be trusted to remove the old buildings after the new one is built.
- Ms. Hughes agreed there were two cases the board had voted for in the past and the applicant did not follow through. She also stated she would like the square footage to be closer to the 900 sq ft allowed to be consistent with other board decisions in the future and in the past. She said she would allow him a 30 x 30 new bldg. and to keep the 128 sq ft bldg.
- Mr. Leskovich pointed out the 1280 sq ft requested was over the 900 sq ft allowed by 42%.
- Ms. Kiplinger added that until he tore the other two down, he would have an additional 358 sq ft.
- Ms. Hughes said because he had done so much work and improved the property considerably, she would consider some extra square footage.
- Ms. Kiplinger said if they allowed 1028, he would only be 14% over.
- Ms. O'Quinn stated that when he empties the one shed (that has cabinets and building materials in it for his home) he would not need that square footage any longer.
- Ms. Kiplinger said we have the rules for a reason and we have been doing a good job enforcing those rules.
- Ms. Hughes asked what mechanism does the township have if he did not take down the two existing buildings when he finished the new one.
- Mr. Franklin stated there is a process with legal ramifications but hopefully we would not have to take that route.
- Ms. Kiplinger asked when he would begin building and Mr. Gregory replied as soon as he got approval.
- Mr. Leskovich said it was worth exploring Mr. Gregory's premise about the sliding scale and the size of his property being .60 acres and closer to the 0.7 acres upper limit. He also pointed out since he had a larger lot, he would not run into any impervious surface issues.
- Ms. Kiplinger said she understood the prorated rationale but that the actual zoning code does not prorate and that we have turned down others in this same situation asking for larger buildings.
- Mr. Leskovich asked if he would rather have a 32x36 bldg and no other buildings? Mr. Gregory responded yes, he would.
- Mr. Leskovich said he would like to grant more than a 30x32 bldg.
- The board discussed various building dimensions.
- Ms. Hughes asked Mr. Gregory how long it would take him to consolidate his things into the new building after the barn was built. The board discussed giving him 90 days to remove the two old buildings after the new bldg. is completed.

Ms. Kiplinger moved to approve case V-06-26 with modification to approve a maximum square footage of 1024 sq ft for the new structure and at the completion of the new structure the other buildings would be removed from the property within 90 days.

Ms. O'Quinn seconded

Approved 4-0

Votes:

Ms. O'Quinn: Yes

Ms. Kiplinger: Yes

Ms. Hughes: Yes

Mr. Leskovich: Yes

3: Old Business

June 25, 2026 meeting minutes were approved 4-0.

4: Other

Communications and Reports

Dates for upcoming meetings were discussed.

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

Adjournment

7:24 PM