



BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING MINUTES

Thursday, October 24, 2024 – 7:30 P.M.

MEETING ROOM, 8735 S. SECOND ST., BRANDT, TIPP CITY, OHIO

Members attending: John Berbach, Josh Wilkerson-Bienick, Jerry Hirt, Michelle Swank, Ron Corbett

Alternate attending: Lorna Funderer

Alternate not attending: Jess Underwood (Excused absence)

Staff: Marty Caskey, Planning and Zoning

Mr. Berbach was elected chairperson and Mr. Wilkerson-Bienick was elected vice-chairperson by voice votes.

Case: ZA-04-2024: A request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, to rezone two adjoining parcels located at 6585 US 40 E (Brandt), Tipp City, OH 45371, from B-1 to R-1AAA for the purpose of selling said parcels for residential use. The parcels have been in residential use for decades; however, for a sale as a residence, the parcels must be rezoned R-1AAA. Rezoning contingent on Board of Zoning Appeals approval of all variances requested (V-02 to 09-2024). Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage).

Mr. Caskey read the prepared report and asked if there were any questions.

Mr. Berbach asked if all variances were approved at the BZA meeting previous to this meeting. Mr. Caskey said yes.

Mr. Hirt reviewed legacy zoning in the village of Brandt and said this was a positive change.

Mr. Caskey asked the Reas if they approved of the report presentation. They did and had no additional comments.

The owner of the neighboring automotive property (Mr. Randall Shaffer) mentioned he would like to buy the Rea's property if it was not rezoned.

The BZA had suggested the parcels be joined and the ZC added this to the description. The Reas accepted that.

Comments and discussion closed and a motion was requested.

Ms. Swank moved to recommend approval of ZA-04-24 with the stipulation that the two properties be joined to create one parcel with one Parcel ID.

Mr. Wilkerson-Bienick seconded.

Approved unanimously

Approval of November meeting change if necessary to November 25 at 7:30 p.m. due to Thanksgiving

Moved: Ms. Swank

Second: Jerry Hirt

Approved unanimously

Approval of March 2024 Minutes

Moved: Jerry Hirt

Second: Ms. Swank

Approved 3-0

Public Comments

None

Staff Comments

New Administrator/Zoning Director to be hired soon. Mr. Caskey will be helping until then.

Zoning Commission Comments

None

Motion to Adjourn meeting

Mr. Wilkerson-Bienick moved to adjourn at 9:25 p.m.

Ms. Swank seconded.

Approved unanimously