

BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING MINUTES

THURSDAY, SEPTEMBER 25, 2025 – 7:30 P.M.

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

Meeting brought to order: 7:38 pm

1: Board and Township Staff Introductions

Board Members in attendance: Mr. Wilkerson-Bienick, Mr. Corbett, Mr. Hirt, Ms. Furderer, Ms. Royse
Staff member: Mr. Smith, Planning and Zoning

2: New Business

Review of ZC procedures for audience members

CASES

CASE: ZA-07-25: A request from Fannie Mae, 6780 E Walnut St., Tipp City, OH 45371, to re-zone Miami County Parcel ID #s A01-086136 & A01-086137 to R-1AAA Single-Family Residential. These are both .23-acre parcels currently zoned B-3 Neighborhood Business District.

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

No one was present to speak for the applicant.

Public speaking in support of this case:

Todd Keiser, Mann Road, asked if it was one house sitting on two properties. Mr. Hirt answered that this was a case of the owner being a victim of legacy zoning. The owner is trying to sell the property but the bank won't give a mortgage on the property as a residence with its current zoning. The property does have water and sewer hookup.

Public speaking in opposition of this case:

No one

Mr. Wilkerson-Bienick moved to approve case ZA-07-25

Mr. Hirt seconded

Approved 5-0

Votes:

Mr. Wilkerson-Bienick: Yes

Mr. Corbett: Yes

Mr. Hirt: Yes

Ms. Furderer: Yes

Ms. Royse: Yes

Case: ZA-06-25: A request from Churches of Christ Disaster Response Team, 9315 State Route 202, Tipp City, OH 45371, to re-zone Miami County Parcel ID# A01-250094 to I-1 Light Industrial. This is a 2.524-acre parcel currently zoned B-2 Office/Residential District.

Mr. Smith gave the staff report describing the physical placement, Measurements and current uses and characteristics of the property making use of slides and printouts.

Applicant:

Mark Cremeans stated they have been trying to do what they have been told to properly operate within the regulations. We do disaster relief work and we have several trailers we are trying to have all in one building. This will be an improvement to the property. There will be new blacktop on the parking lot and a nice-looking building. We help all over the US.

When asked what would happen with the house at the front of the property, he answered it would be used for storage – NOT a residence. He also explained they are hooked into sewer but they have well water. The Disaster Response Team has been operating from their current property since 2009. All training is done at whatever disaster site they are responding to.

Concern was expressed for the properties to the east as they are residential. The applicant's representative said their normal staff (4-5 people) are there 9-4, M-F, therefore there would be very little traffic; approximately 4-5 cars coming and going once a day. Trucks only come and go when they are responding to a disaster and can be gone for months at a time as in the case of Katrina and other disasters as they respond all over the country. Ms. Royse made sure they were aware of the buffer requirements between I-1 and R-1AAA. Mr. Hirt and the applicant discussed there being many homes zoned residential in that area operating small business and some businesses zoned residential and this has been an ongoing situation.

Public speaking in support of this case:

David Edmunds

Brian Ault from Bruns (builder)

Mr. Edmunds lives in Vandalia and is the preacher at Cassel Hills Church. He stated the bible says you should help the afflicted and that is what this organization does. He said the township should be proud to have this business. The area is already industrial and all we're asking is for you to help us help others.

Brian Ault from Bruns (the builders for this project) said they would only be cleaning up a situation. It has already been approved by Miami County. They would be going from gravel to blacktop in the parking area. There was a show of hands in the meeting room of everyone who was for the re-zoning. A large number was for it. Ms. Furderer asked how many in the audience were township residence and there were very few.

Public speaking in opposition of this case:

No one

Mr. Hirt moved to approve case ZA-06-25

Ms. Furderer seconded

Approved 4-1

Votes:

Mr. Wilkerson-Bienick: Yes

Mr. Corbett: Yes

Mr. Hirt: Yes

Ms. Furderer: Yes

Ms. Royse: No

Mr. Wilkerson-Bienick acknowledged the applicant's frustration during the re-zoning process and thanked them for their patience and for trying to follow the proper procedures where others did not. He also thanked them for calling attention to some of the issues the township needs to address to make sure other properties are in compliance.

3: Old Business

August meeting minutes were approved 4-0.

4: Other

Communications and Reports – Due to holidays, the November meeting will be Nov 20, 2025 and the December meeting will be December 18, 2025.

Adjournment: 8:44 pm