

Bethel Township, Miami County, Ohio Zoning Commission Minutes
Thursday, February 26, 2026 – 7:30 PM
Township Meeting Room, 8735 S Second Street, Brandt, Tipp City, OH

Meeting brought to order: 8:21 pm

1: Board and Township Staff Introductions

Zoning Commission members in attendance: Ron Corbett, Lorna Furderer, Jerry Hirt, Janice Royse, Jess Underwood

2: Election of Chairperson

Nominations: Lorna Furderer

Votes:

Mr. Corbett: Yes

Ms. Royse: Yes

Mr. Underwood: Yes

3: Election of Vice Chairperson

Nominations: Jerry Hirt

Votes:

Mr. Corbett: Yes

Ms Furderer: Yes

Mr. Hirt: Abstain

Ms. Royse: Yes

Mr. Underwood: Yes

4: New Business

Case: ZA-08-25: A request from Russell & Debra Schoonover to re-zone Miami County Parcel ID# A01-054905 to A-1 Domestic Agriculture District to conform to Bethel Township's zoning regulations. The property is located on US 40 East of SR 201 and the proposed use is to build and occupy a home on the property.

Ms. Furderer read the staff report for this case: ZA-08-25

All testimony was given under oath.

The applicant was not present to speak as they live 2.5 hours away. Julie Reese gave a brief history of the property. This property was originally split from a larger parcel. The owners bypassed the township and went to Miami County for rezoning. The owners have now filled out the rezoning request with the township so their property will come into compliance with the township zoning regulations. There is water and sewer available to this property.

Mr. Hirt said he hopes the trustees will make it a condition they hook up to water and sewer if they build. There was some discussion as to whether they would be required to do so, however that has nothing to do with the current rezoning request.

Mr. Underwood brought up an apparent easement east of the property. Ms. Funderer thought it was a utility easement and that ODOT did not have a problem with the new driveway and splitting off this property would not create a landlocked property.

Motion to recommend the trustees approve case: ZA-08-25 made by Mr. Hirt

Seconded by Ms. Royse

Votes:

Approved 5-0

Mr. Corbett: Yes

Ms Funderer: Yes

Mr. Hirt: Yes

Ms. Royse: Yes

Mr. Underwood: Yes

5: Old Business

09/25/25 meeting minutes were approved 4-0 with correction: Cassel Hills Church (sp)

6: Other

Communications and Reports – Mr. Underwood asked if a newsletter would be coming out soon that could include that the township is looking for ZC and BZA members. Julie replied it was at the printer and that those opportunities were already in the newsletter.

There was discussion about the property at 202 and 40 that would likely have a case next month. Jerry Hirt suggested someone go to Sidney to talk to ODOT because that's why the request to become a gas station was turned down last time.

Meeting was adjourned at 9:00

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