

BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING MINUTES

THURSDAY, MAY 28, 2026 – 7:30 P.M.

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

Meeting brought to order: 7:30 pm

1: Board and Township Staff Introductions

Board Members in attendance: Mr. Corbett, Mr. Cornish, Mr. Hirt, Ms. Royse, Mr. Underwood

Staff in attendance: Cathy Fortunato, Zoning Secretary

2: Election of Chairperson

Jess Underwood nominated Mr. Hirt and Ms. Royse seconded – Mr. Hirt elected 4-0 with Mr. Hirt abstaining.

3: Election of Vice Chairperson

Jess Underwood nominated Ms. Royse and Mr. Corbett seconded – Ms. Royse elected 4-0 with Ms. Royse abstaining

4: New Business:

Review of Commission Procedures

CASE: ZA-02-26:

Zoning Secretary gave the staff report.

Mr. Landes spoke for the applicant, KFDR LLC. He wished to separate the 1930s era home from the 15 acres of cropland with minimal impact to the farmland. Many of the nearby homes are on 2 x .23-acre parcels so the half acre proposed conforms nicely to the neighborhood. This property is serviced by Miami County sewer and water.

-Ms. Royse asked the depth of the parcel but Mr. Landes did not know the exact answer.

-Mr. Underwood asked if the lot had been surveyed yet and Mr. Landes said not yet.

-Ms. Royse asked if the old septic system had been filled in and Mr. Landes confirmed it had.

-Mr. Cornish asked if the house would be left as is and Mr. Landes responded it would and that the turkey farm would like to get this home into a separate entity (KFDR LLC) for legal reasons and that is the reason they would like to do this.

-Mr. Underwood asked about the sideyard setback to the house to the east. Mr. Landes responded his rental home was there first and there is nothing that can be done because both houses are already there and the procedure was probably not followed properly at the time the second home was built.

-Mr. Hirt pointed out that the remaining farmland should be transferred (adjoined) to an adjacent farmland parcel due to the requirement that an A-2 parcel is at least 20 acres. Mr. Underwood said another possibility would be to rezone the remaining farmland to A-1.

Public speaking in support of this case:

No one

Public speaking in opposition of this case:

No one

Board Discussion

-Mr. Corbett stated at first he wondered why they didn't just make the lot conform and split off 1 acre until he saw the oddly shaped pieces that would produce. He also pointed out that while the 0.5 acre split will conform with the neighborhood to the east, it does not to the west and south but noted there was no one from the public present to raise issue with that.

-Mr. Cornish said his only concern would be if they had a septic system but since there is city sewer and water it is ok with him.

-Mr. Underwood was concerned with the side yard setback.

-Mr. Hirt said it is an existing condition and there is no remedy for it and it is a formality that would have to be made kosher by a variance with the BZA. There was some discussion as to whether that was necessary or not and to note it as a possible variance required that the trustees would decide.

Mr. Underwood moved to approve case ZA-02-26 provided a variance for lot size less than the 0.73 acres as required AND consideration is given to a possible variance for the side yard setback being less than 20 feet AND a variance for road frontage less than 200 ft required.

Mr. Corbett seconded

Approved 5-0

Votes:

Mr. Cornish: Yes

Mr. Corbett: Yes

Mr. Hirt: Yes

Ms. Underwood: Yes

Ms. Royse: Yes

5: Old Business

February 26, 2026 meeting minutes were unanimously approved

6: Other

Communications and Reports –Looking for ZC board volunteers. The zoning secretary stated there will likely be three cases at the June meeting.

7: Adjournment: 8:10PM