

BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
MINUTES

THURSDAY, JULY 23, 2026– 7:30 P.M.

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

Meeting brought to order: 7:47 pm

1. Board and Township Staff Introductions

Board members in attendance: Ron Corbett, Gary Cornish, Jerry Hirt, Janice Royse, Jess Underwood
Staff Members: Arthur Franklin – Zoning Inspector, Cathy Fortunato – Zoning Secretary

2. Board and Township Staff Introductions

Attending board and staff introduced themselves

3. New Business

Review of Zoning Commission procedures (opening statement)

Case: ZTA-01-26: A request to amend the Bethel Township Zoning Resolution text per Resolution #26-06-059.

Jason McCoy spoke and said there was zero clarity as to exactly what resolution was being discussed.

Mr. Hirt acknowledged there was some confusion and that at this time only the first case, ZTA-01-26 was being reviewed.

Mr. Franklin clarified that it was the case pertaining to Resolution 26-06-059.

Mr. Hirt said they would attack it one article at a time.

Mr. McCoy stated that the county only heard one case and asked why there were two on tonight's agenda.

Ms. Fortunato stated that the county was sent both cases to hear, but was not present at the meeting and had no knowledge of what happened at the meeting.

Mr. Hirt stated it was immaterial whether the county had heard both cases and that the meeting would proceed going over 1 article at a time.

Ms. Elam pointed out that the county's role in all of this is advisory only.

Mr. Hirt pointed agreed and pointed out the ZC role is advisory as well and the trustees have the final vote.

Mr. McCoy stated he was at the county meeting and asked for the presentation the county heard and Jackson at the county told him they heard the case related to Resolution# 26-05-053. He said the case has to go through the proper sequence: 1.county, 2.zoning commission, 3.trustees. So nothing other than 26-05-053 should be discussed this evening.

Julie Reese explained that 26-05-051 (75 pages) was originally submitted to the county and was told by the county they could not handle that in time for the meeting. Therefore, those 75 pages were amended to (26-05-

53) - a 45 page document which they also said was too lengthy so they finally rescinded the first 2 and passed 26-06-059 – 8 pages and were under the impression the 8 page document would be on the county agenda. However, the county went ahead and reviewed the 26-05-053 so the trustees reinstated that resolution. Ms. Reese was told by Jackson that the county would review 26-05-053 AND 26-06-059.

Mr. McCoy stated the only thing he saw on the staff report provided by Jackson was 26-05-053 and that he was not a lawyer, but that 26-05-053 was the only thing the zoning commission was legally allowed to discuss.

Josh Wilkerson stated that he had seen the same email from the county (Jackson) that Ms. Reese had and that her statement to the commission (above) was factual. Mr. Wilkerson was present at the county meeting. At the beginning of the meeting, Jackson read an exhaustive list of the articles they would discuss. He provided a copy of the agenda.

Mr. Hirt asked about the text of the second case vs the first case.

Mr. Wilkerson stated he wasn't sure exactly which case numbers Jackson was referring to because they weren't referenced on the agenda. He said if Mr. McCoy had something else, the township was not provided with that information.

Ms. Reese proposed the ZC proceed with both cases and check afterward about the county. She stated 6 pages of the 8 in ZTA-01-26 were repeated in ZTA-02-26. If indeed the county did not hear the other 2, they could then be excluded.

Mr. Franklin stated the first case could be tabled and just the second one heard tonight.

Mr. Hirt felt the second one was too lengthy to be heard in one meeting. He would like to address at least part of the second one. He then suggested because there was some question as to the legality that needed to be looked into, the cases should be tabled until we could schedule a meeting with our legal representation.

Mr. Underwood moved to table cases ZTA-01-26 and ZTA-02-26 until the next meeting

Mr. Cornish seconded.

Approved unanimously 5-0

3: Old Business

June 25, 2026 meeting minutes were approved 5-0.

4: Other

Communications and Reports

None

Board of Zoning Appeals Comments

None

Meeting was adjourned at 8:20 pm.

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