

BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING MINUTES

THURSDAY, AUGUST 27, 2026 – 7:30 PM

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. Cornish, Mr. Hirt, Ms. Royse, Mr. Swinderman, Mr. Corbett
Staff in attendance: Arthur Franklin – Zoning Administrator, Cathy Fortunato - Zoning Secretary

2: New Business:

Mr. Swinderman was sworn in as a new Zoning Commission Board member.
Review of Commission Procedures

CASE: ZTA-03-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-07-071.

Public speaking in support of this case:

None

Public speaking in opposition of this case:

Connie Elam – she stated she is opposed to spot zoning. If an impervious surface is determined by a percentage, will it first be determined the surface won't affect water drainage. It needs to be clarified where it will go and the amount there will be. Mr. Hirt pointed out that stormwater drainage was addressed in the last group of amendments. Mr. Corbett pointed out new construction as it relates to drainage had to be approved by the county engineers. Mr. Franklin pointed out that he is on top of code enforcement / violations and takes them very seriously.

Jason McCoy – He was pointing out that he owned the last remaining undeveloped I-1 property in the township and all of the changes will affect him. He read from the county engineer's report highlighting that the township implement storm water management standards in lieu of impervious surface requirement as this would achieve the same outcome while staying business friendly. The amendment is going from 85% to 35% which would reduce the amount of impervious surface he is allowed on his 14 acre property by 7 acres and would cost him \$350,000. Putting all the uses into "conditional" status makes it much less business friendly. He said the township is picking winners and losers by writing 'winners' into the code, such as residential daycare facilities getting code-friendly treatment and conversely writing 'losers' into the code, such as the I-1 properties getting code-unfriendly treatment, i.e. making all uses conditional.

Islam Akhmedov – He pointed out that the Miami County Planning Commission unanimously recommended denial of this case. He is most concerned with the impervious surface going from 85% to 35 % and asked where is the analysis showing that this is necessary. He asked how many I1 properties are already over 35% and will every new application on these properties automatically be denied. He also asked how is there not even one use that would be considered a permitted use?

Board Discussion

-Mr. Cornish said his main concern was the huge change in impervious surface and that it could discourage business in Bethel Township.

-Mr. Corbett also thought this was an extreme reduction. He thought the engineers should determine surface runoff. He doesn't think the reduction is rationally supported.

-Ms. Royse pointed out the MCPC said overall they were in favor of the amendments. She also said the impervious surface change was a lot and perhaps 35% goes too far. She also said existing properties are not going to be asked to remove existing impervious surface.

-Mr. Hirt said a lot of the problem in the past has been addressed since sewer and water was made available at Wiley Park. He said he feels a legal opinion should be obtained.

-Mr. Hirt was concerned that there was no definition for automobiles. Should it be a passenger vehicle not to exceed 26,000 lbs?

-Mr. Swinderman asked if motorcycles would be included?

-Mr. Cornish said he liked "**the definition of automobile to be any motor vehicle under 26,001 lbs**". All agreed.

#5

-Mr. Hirt is concerned with the legality of hours of operation being restricted for child care. The board discussed the number of children in child care being limited to 6.

-Mr. Corbett questioned whether daycares were not subject to some type of inspections.

-Mr. Hirt questioned who would determine what was extensive noise?

-Mr. Swinderman asked if the drop off hour should be earlier in the morning as many people have to be at work at 7am. It was suggested to change that to 6am.

-Mr. Cornish questioned whether it was 6 total children to include those living in the home or just 6 enrolled. Mr. Franklin said he would research that.

-The Commission decided to recommend changing the hours of operation be limited to "**those between 6:00AM and 8:00PM**".

#6

-Mr. Cornish brought up whether or not we would know what was stored in the warehouses and if they might be harmful substances.

-Mr. Franklin said they would have to tell us what was in these warehouses.

-Mr. Cornish said it would be very important for the fire department to know the contents.

-The Commission recommended that "**warehouses not be allowed in B2 and B3**"

#7 – No changes recommended

#8

-Mr. Cornish said the engineers will be looking at all this and the properties still have to have the proper setbacks.

-Mr. Hirt suggested striking all of #8. Mr. Corbett agreed. Mr. Hirt said all future development would have a storm water management plan. The board discussed various less stringent percentages for the 5 districts.

-The board again mentioned that all this would have to be approved by engineers and Miami County standards.

-The board decided to recommend "**striking all amendments to #8 and leaving it as it was.**" in light of the fact that we now require a storm water management plan.

#9 – No changes recommended

#10

-Mr. Corbett said if everything requires a conditional use, how do you buy a property in Bethel Twp if you don't know what you can do there?

-Mr. Hirt suggested striking all of #10

-Mr. Swinderman questioned if there were a couple of permitted uses that we should move to conditional.

-Ms. Royse said she likes the township being able to control the use of these properties.

-Mr. Cornish said the only permitted use he was concerned with is the warehouse due to what could be inside them.

-The board recommended "**striking all amendments to #10 and leaving it as it was.**"

Mr. Corbett moved to approve case ZTA-03-26 with the modifications highlighted in RED in these minutes

Mr. Cornish seconded

Approved 5-0

Votes:

Mr. Cornish: Yes

Mr. Hirt: Yes

Mr. Swinderman: Yes

Ms. Royse: Yes

Mr. Corbett: Yes

5: Old Business

The board unanimously approved the minutes from the August 6, 2026 meeting.

6: Other

Communications and Reports –Looking for ZC and BZA board volunteers

7: Adjournment: 9:28 PM