

BETHEL TOWNSHIP, MIAMI COUNTY OHIO ZONING COMMISSION
REGULAR MEETING MINUTES

THURSDAY, OCTOBER 1, 2026 – 7:30 PM

COVENANT OF LIFE CHURCH, 6805 US 40, TIPP CITY, OHIO

Meeting brought to order: 9:47 PM

1: Board and Township Staff Introductions

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

Staff in attendance: Arthur Franklin – Zoning Administrator, Cathy Fortunato - Zoning Secretary

2: New Business:

CASE: ZTA-04-26: A request to amend the Bethel Township Zoning Resolution text per resolution #26-08-079.

Applicant representative statement:

Julie Reese – This was submitted by the trustees. Miami County Planning Commission (MCPC) noted MC Department of Development cannot guarantee a building permit will be withheld based on this resolution. They were also concerned regarding public participation in these amendments but Ms. Reese informed them at their September meeting of the many meetings including public hearings that have been held regarding this. She then went through the resolution briefly and explained some of the reasoning behind each proposed item.

Public speaking in support of this case:

None

Public speaking in opposition of this case:

None

Board discussion:

-Ms. Royse stated changing the ZC turnaround time to 10 days was a smart move for the Zoning Administrator. She also suggested in 2.07 Section D, it should read: ‘Should the use or structure require a Miami County **Building** Permit...’

-Mr. Underwood suggested the County send us a copy every time they issue a building permit

-Mr. Hirt felt the trustees should schedule a meeting with the MC Commissioners to make sure they are aware that Bethel Township sometimes is not informed of lot splits and we would greatly appreciate their cooperation in getting that information to us.

-Ms. Reese said she has spoken to them about this issue.

-Regarding 2.07 Section D Step 3.b., Mr. Underwood suggested breaking down into two clear, concise sentences the immediate process after 1.approval and 2.denial as follows:

b. Upon approval, the Zoning Administrator shall return one, signed copy of the application and certificate to the applicant and maintain a second copy of the application and certificate for Township records. Upon denial, the Zoning Administrator shall return one, signed copy of the denied application to include the reason for denial and maintain a second copy of the application for Township records.

-Mr. Underwood suggested adding the proposed 2.03 statement to the definition of Zoning Administrator in Article 3. After much discussion about doing this or putting the statement in both places, it was decided by the board to leave it as proposed.

-Mr. Underwood suggested adding a definition for 'building permit' in Article 3. It was decided to wait for the next round of amendments to consider that.

Ms. Royse moved to approve case ZTA-04-26 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. Underwood: Yes

5: Old Business

The board unanimously approved the minutes from the August 27, 2026 meeting.

6: Other

Communications and Reports –Looking for ZC and BZA board volunteers

7: Adjournment: 10:00 PM