



RESOLUTION #26-06-054

A RESOLUTION APPROVING CASE ZA-02-26: A REQUEST FROM KFDR LLC TO SPLIT A 0.50 ACRE PARCEL FROM EXISTING 15.283 ACRE PARCEL ID# A01-046200 LOCATED AT 6445 US 40, AND TO REZONE IT FROM A-2 TO R-1AAA

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9th day of June, 2026 with the following Trustees being present: Julie Reese and Josh Wilkerson.

Trustee WILKERSON moved for the adoption of the following resolution:

WHEREAS, a request has been made by KFDR LLC of New Carlisle, OH, to split off a 0.50 acre lot, which would include the house, from parcel ID# A01-046200 located at 6445 US 40, and rezone the 0.50 acre to R-1AAA; **AND**

WHEREAS, the current parcel is zoned A-2, which requires a minimum of 20 acres, therefore, the remaining ground would need to be rezoned to A-1 which requires a minimum of 5 acres or that it be combined with an adjacent lot to continue to qualify for A-2 zoning; **AND**

WHEREAS, the 0.50 acre parcel to be split would need several variances to be in compliant with the current zoning regulations which require a minimum of 1 acre with sewer, a minimum of 200' of road frontage, and a side setback for a dwelling of 20'; **AND**

WHEREAS, the Miami County Planning Commission unanimously recommended approval of the proposed rezoning; **AND**

WHEREAS, the Bethel Township Zoning Commission unanimously recommended approval of the proposed rezoning with the condition that the lot size and road frontage variances were approved by the Bethel Township Board of Zoning Appeals, and that the side setback variance was considered as a contingency by the Trustees. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that Zoning Case ZA-02-26, a request from KFDR LLC to split a 0.50 acre parcel from existing 15.283 acre parcel ID# A01-046200 located at 6445 US 40, and to rezone it from A-2 to R-1AAA be approved, contingent upon approval of the needed variances for minimum lot size, minimum road frontage, and side setback by the Bethel Township Board of Zoning Appeals; **AND**

BE IT FURTHER RESOLVED that, to be in compliance with current zoning regulations, one of the following two must occur as part of the split:

SECTION 1. The remaining acreage of +/-14.78 acres of A01-046200 be rezoned from A-2 to A-1.

SECTION 2. To continue to qualify for A-2 zoning, the remaining acreage of +/-14.78 acres be combined with adjacent parcel A01-045500, 129.11 acres located at 6410-6490 E Ross Rd, New Carlisle, OH.

Trustee REESE seconded the motion and the Board voted as follows upon roll call:

Vote:	Trustee Kama Dick	<u>ABS</u>	_____
	Trustee Julie Reese	<u>YES</u>	<u>Julie Reese</u>
	Trustee Josh Wilkerson	<u>YES</u>	<u>Josh Wilkerson</u>

Attest: Rhonda Ross
Rhonda Ross, Fiscal Officer
Bethel Township, Miami County, Ohio