



**RESOLUTION #26-06-058**

**A RESOLUTION AMENDING THE FEE SCHEDULE FOR THE ZONING DEPARTMENT  
PER SECTION 519.12 OF THE OHIO REVISED CODE**

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 9<sup>th</sup> 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**, the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio are permitted through Section 519.12 of the Ohio Revised Code to establish fees for zoning amendments; **AND**

**WHEREAS**, the Board of Trustees of Bethel Township, Miami County finds it necessary to adjust current fees. **THEREFORE**

**BE IT RESOLVED**, by the Bethel Township Board of Trustees of Bethel Township, Miami County, Ohio, that the following fee schedule is established to be effective immediately:

**Section I. Zoning Amendments & Map Changes**

Zoning Amendment (text or map)	\$600
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**Section II. Planned Unit Development (PUD)**

PUD - Pre-Development / 1st Stage	\$600
PUD - Final-Development / 2nd Stage	\$550
PUD - Minor Modification	\$300

**Section III. Board of Zoning Appeals**

Variance - Residential (first variance)	\$350
Variance - Commercial (first variance)	\$500
Conditional Use - Residential	\$350
Conditional Use - Commercial	\$500
Administrative Appeal	\$200
Multi-Variance - Residential (variances 2 and 3 on same application)*	\$175 each
Multi-Variance - Commercial (variances 2 and 3 on same application)*	\$250 each
Multi-Variance Cap (variances 4 and beyond on same application)*	no additional charge

*\*Note: Multi-variance structure applies when multiple variances are sought on a single application. First variance at full rate; second and third at half rate; no additional charge for variances four and beyond on the same application.*

#### Section IV. Zoning Certificates - Residential

New Construction - Single-Family Residence	\$300
New Construction - Multi-Family Residence	\$400 + \$100 per dwelling unit
Addition to Residence	\$0.10 per sq ft (minimum \$50, maximum \$300)
Accessory Structure - 200 sq ft or less	\$50
Accessory Structure - 201 to 500 sq ft	\$100
Accessory Structure - 501 to 1,000 sq ft	\$150
Accessory Structure - over 1,000 sq ft	\$150 + \$0.10 per sq ft
Pool - In-Ground or Above-Ground	\$100 flat
Fence	\$50
Home Occupation - Initial Permit	\$150
Home Occupation - Renewal	\$50
Short-Term Rental - Initial Permit	\$400
Short-Term Rental - Renewal	\$150

#### Section V. Zoning Certificates - Commercial / Industrial

New Construction - Commercial / Industrial	\$0.10 per sq ft (minimum \$600, maximum \$15,000)
Addition - Commercial / Industrial	\$0.10 per sq ft (minimum \$300, maximum \$5,000)
Accessory Structure - Commercial / Industrial (uses same tiers as residential)	see Section IV

#### Section VI. Signs

Permanent Sign	\$100 + \$1 per sq ft of sign face
Temporary Sign Permit (30 days, with one 30-day renewal)	\$25

#### Section VII. Other Use & Administrative

Change of Use (no construction)	\$200
Temporary Use or Structure	\$100
Zoning Verification or Use Compliance Letter/Certificate (per parcel)	\$50
Re-Inspection Fee (first re-inspection free; each subsequent)	\$75
Lot Split / Consolidation Review (standalone)	\$75
Expired Certificate Extension (one-time, 6 months)	\$50
Expedited Review (5 business days vs. standard 10 business days)	+50% of base fee (minimum \$50)

#### Section VIII. Enforcement Penalties

Built Without Permit - base penalty **	2x the otherwise applicable fee, plus \$250 administrative fee
Built Without Permit - escalation (uncorrected within 10 days of official notice) **	3x the otherwise applicable fee, plus \$500 administrative fee
Nuisance Abatement Administrative Fee	\$350 per abatement action
Rate for Township labor and equipment for abatement work	\$175 per hour

\*\* Note: Example: A homeowner builds a 600 sq ft accessory structure without a permit. The applicable fee is \$150 (501-1,000 sq ft tier). The Built Without Permit base penalty is  $2 \times \$150 + \$250 = \$550$ . If the violation is not corrected within 10 days of official notice, the penalty escalates to  $3 \times \$150 + \$500 = \$950$ .

#### Section IX. Records & Materials

Zoning Resolution / Code Book - printed and bound	\$50
Zoning Map - printed	\$10
Zoning Resolution / Code Book - digital copy	no charge

**Section X. Any Other Fee Required by the Zoning Resolution**

Any application, permit, certificate, or service required by the Bethel Township Zoning Resolution and not specifically listed above***	\$100 (administrative)
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\*\*\* Note: This line is intended to capture fees referenced in the Zoning Resolution as "set by resolution" where a specific dollar amount is not otherwise listed in this schedule.

**Section XI. Exemptions**

Declaration of Intent - Agricultural Use (ORC §519.21)	no charge
Township-initiated zoning text or map amendments	no charge

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

<b>Vote:</b>	Trustee Kama Dick	Absent	_____
	Trustee Julie Reese	<u>yes</u>	<u>Julie Reese</u>
	Trustee Josh Wilkerson	<u>yes</u>	<u>Joshua Wilkerson</u>

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