



RESOLUTION #26-07-063

A RESOLUTION APPROVING CASE ZA-03-26: A REQUEST FROM RICHARD DRAKE, DRAKE ARCHITECTURE, TO AMEND THE ZONING RESOLUTION TO REZONE TO I-1, BOTH 9140 SR 202, TIPP CITY, 0.66 ACRES ZONED B-3, AND 4423 US 40, TIPP CITY, 0.53 ACRES ZONED B-1 AND THEN COMBINE THEM IF LOT SIZE VARIANCE IS GRANTED. MIAMI COUNTY PARCEL ID# A01-086200 AND A01-086205.

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 14th day of July, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee *K Dick* moved for the adoption of the following resolution:

WHEREAS, a request has been made by Richard Drake of Drake Architecture, to rezone to I-1 Light Industrial District, both Miami County Parcel ID# A01-086200 at 9140 SR 202, Tipp City, 0.66 acres zoned B-3 Neighborhood Business District, and Parcel ID# A01-086205 at 4423 US 40, Tipp City, 0.53 acres zoned B-1 General Business District, and to combine the parcels into a single parcel; **AND**

WHEREAS, an I-1 Light Industrial lot requires a minimum of 2 acres, therefore the combined parcel would require an approved variance to be compliant with the current zoning regulations; **AND**

WHEREAS, the proposed use of the combined parcel is a convenience store with a fueling station; **AND**

WHEREAS, the Miami County Planning Commission recommended approval of the proposed rezoning by a vote of 7-1; **AND**

WHEREAS, the Bethel Township Zoning Commission unanimously recommended denial of the proposed rezoning by a vote of 0-5. **THEREFORE**

BE IT RESOLVED, by the Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that Zoning Case ZA-03-26, a request from Richard Drake of Drake Architecture, to rezone to I-1 Light Industrial, both Miami County Parcel ID# A01-086200 at 9140 SR 202, Tipp City, 0.66 acres zoned B-3 Neighborhood Business District, and Parcel ID# A01-086205 at 4423 US 40, Tipp City, 0.53 acres zoned B-1 General Business District, and to combine the parcels into a single parcel be approved, contingent upon approval of the needed variance for minimum lot size by the Bethel Township Board of Zoning Appeals; **AND**

BE IT FURTHER RESOLVED, that the approval for the rezoning and combining them into a single parcel shall be contingent upon approval of the needed variance for minimum lot size by the Bethel Township Board of Zoning Appeals; **AND**

BE IT FURTHER RESOLVED, that if the variance is approved, the two lots shall be required to be combined into a single parcel; **AND**

BE IT FURTHER RESOLVED that once the two lots are combined, the single parcel must then be in compliance with all zoning regulations as specified for an I-1 Light Industrial District parcel.

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

Vote:	Trustee Kama Dick	NO	<u><i>Kama Dick</i></u>
	Trustee Julie Reese	<u>NO</u>	<u><i>Julie Reese</i></u>
	Trustee Josh Wilkerson	<u>NO</u>	<u><i>Josh Wilkerson</i></u>

Attest: *Rhonda Ross*

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