



RESOLUTION #26-07-064

A RESOLUTION APPROVING CASE ZA-04-26: A REQUEST FROM JASON MCCOY, PO BOX 147, TIPP CITY, OH TO AMEND THE ZONING RESOLUTION TO RE-ZONE THE ENTIRE 14.714 ACRE PARCEL LOCATED AT 4021 E US 40, TIPP CITY, OH TO I-1 LIGHT INDUSTRIAL DISTRICT. MIAMI COUNTY PARCEL ID# A01-005500.

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 Wilkerson moved for the adoption of the following resolution:

WHEREAS, a request has been made by Jason McCoy, PO Box 147, Tipp City, OH to amend the zoning resolution to re-zone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH, Miami County Parcel ID# A01-005500 to I-1 Light Industrial District; **AND**

WHEREAS, the parcel is currently multi-zoned R-1AA Residence District, R-1AAA Residence District, and I-1 Light Industrial District; **AND**

WHEREAS, the proposed use on the current R-1AA/R-1AAA area, if rezoned, will be a contractor's storage yard; **AND**

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

WHEREAS, the Bethel Township Zoning Commission recommended unanimous 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-04-26, a request from Jason McCoy, PO Box 147, Tipp City, OH to amend the zoning resolution to re-zone the entire 14.714 acre parcel located at 4021 E US 40, Tipp City, OH, Miami County Parcel ID# A01-005500 to I-1 Light Industrial District be approved; **AND**

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

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

Vote: Trustee Kama Dick
Trustee Julie Reese
Trustee Josh Wilkerson

NO
NO
NO

Kama Dick
Julie Reese
Josh Wilkerson

Attest:

Rhonda Ross

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