



RESOLUTION #26-10-102

A RESOLUTION DIRECTING THE PLANNING & ZONING DEPARTMENT TO
INITIATE TEXT AMENDMENT CHANGES TO THE BETHEL TOWNSHIP ZONING RESOLUTION

The Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio met in regular session on the 13th day of October, 2026 with the following Trustees being present: Kama Dick, Julie Reese, and Josh Wilkerson.

Trustee DICK moved for the adoption of the following resolution:

WHEREAS, the Bethel Township Planning & Zoning Department has recommended that a text change be initiated to the current zoning resolution of Bethel Township, Miami County, originally established on December 8, 1956; **AND**

WHEREAS, staff recommends that several articles be amended to reflect the immediate needs of the Township; **AND**

WHEREAS, the Bethel Township Board of Trustees, Miami County are permitted under section 519.12 of the Ohio Revised Code to amend the zoning resolution. **THEREFORE**

BE IT RESOLVED, by Bethel Township Board of Trustees, Bethel Township, Miami County, Ohio that the Planning & Zoning Department initiates the process of amending the Bethel Township Zoning Resolution to reflect the staff recommendations as follows:

1. §3.02 Words and Terms Defined

- **Issue:** missing definition of Accessory Use which is referenced in the Zoning Resolution text.
- **Current:** N/A
- **Proposed:** **Accessory Use** – a use which is determined by the Zoning Director to be necessary and customarily associated with, and appropriate, incidental, and subordinate to one or more of the Permitted Uses and which is consistent and not more disturbing or disruptive than the Permitted Uses. Excepting where specifically listed as an Accessory Permitted Use in the applicable zoning district, an Accessory Use shall not be a use defined or listed as a separate term in this Resolution.

2. §3.02 Words and Terms Defined

- **Issue:** update definition of Automobile to include motorcycles (proposed at the 8/27 ZC meeting).
- **Current:** **Automobile** – A self-propelled motor vehicle designed for the transportation of persons or property on a public street or highway, with a manufacturer's gross vehicle weight rating (GVWR) of less than twenty six thousand and one (26,001) pounds. The term includes passenger cars, sport utility vehicles, vans, pickup trucks, and similar vehicles in private or commercial use; it does not include Heavy Trucks (as defined herein), ~~motorcycles~~, recreational vehicles, off-road vehicles, or trailers.
- **Proposed:** **Automobile** – A self-propelled motor vehicle designed for the transportation of persons or property on a public street or highway, with a manufacturer's gross vehicle weight rating (GVWR) of less than twenty six thousand and one (26,001) pounds. The term includes passenger cars, sport utility vehicles, vans, pickup trucks, **motorcycles**, and similar vehicles in private or commercial use; it does not include Heavy Trucks (as defined herein), recreational vehicles, off-road vehicles, or trailers.

3. §3.02 Words and Terms Defined

- **Issue:** missing definition of Building Permit which is referenced in the Zoning Resolution text.
- **Current:** N/A
- **Proposed:** **Building Permit** – an official legal document issued by the township or county that authorizes construction, renovation, or demolition work after confirming the project complies with applicable building codes. It grants legal permission to begin construction, renovation, or demolition on a property and ensures the proposed work meets local building codes before construction begins and triggers inspections to verify compliance once work is completed.

4. §3.02 Words and Terms Defined

- **Issue:** missing definition of Contractor which is referenced in other definitions and in the Zoning Resolution text. Proposed definition is from the Zoning Dictionary by Lehman and Associates (zoningtrilogy.com) per our protocol for defining terms in §3.01 Interpretation of Definitions.
- **Current:** N/A
- **Proposed:** **Contractor** – Any person, firm, association, syndicate, partnership, realtor, or corporation engaged in the business of accepting orders or contracts, either as a general contractor or subcontractor, for construction of model homes and other residential dwellings for sale to the public.

5. Accessory Permitted Uses: §5.03 R-1AAA Residence, §7.03 B-2 Office/Residential, §8.03 B-3 Neighborhood Business, §15.03 A-1 Domestic Agriculture, and §16.03 A-2 General Agriculture

- **Issue:** Added definition of Solar Farms, but did not specify where it is permitted.
- **Current:** N/A
- **Proposed:** Add Accessory Permitted Use of **Solar Farm, Private Use - incidental to the Principally Permitted Use and provided the property contains a dwelling.**

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

Vote: Trustee Kama Dick
Trustee Julie Reese
Trustee Josh Wilkerson

yes Kama Dick
yes Julie Reese
yes Josh Wilkerson

Attest:

Rhonda Ross

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