

**BETHLEHEM TOWNSHIP TRUSTEES**  
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Zoning Commission Board Minutes for May 13, 2025

Commission Board Chair, Holzer called the meeting to order at 6:00 pm. Seconded by Arntz-Tournoux. The pledge was recited by all present. Upon Role Call the Result Was:

Holzer HERE Arntz-Tournoux HERE Flinner HERE Sheetz HERE

Also present were Borojevich, Zoning Inspector and Matics, Zoning Secretary.

Flinner made the motion to accept the minutes as they have read them through email. Scheetz seconded the motion. All in Favor: YES

Holzer stated she went to the Trustees meeting to inform them of the amendment for the “Swimming Pools” and the Trustees did accept the amendment via Resolution #2025-15. Holzer asked if the Trustees followed thru with the process to get it into the zoning resolution. Matics responded that she personally took it to the Records office and emailed Jonelle at SCRP.

Discussion: Noise Ordinance – Flinner stated he went to the last Township Board meeting and the Trustees don’t seem interested in supporting this. There was a lot of discussion on this.

Decision: Not to pursue the noise ordinance for the zoned area of the township. If the Trustees bring this up again, we will reject it and have the Trustees pursue this for the entire township.

Discussion: Solar – The solar language was accepted via a resolution by the Trustees previously but we don’t know if the process was followed thru to the Records office.

Decision: Flinner made the motion to accept the previous language of the “Solar” amendment to be installed in the Zoning Resolution. Seconded by Arntz-Tournoux. All in Favor: YES

Discussion: Fee Schedules

Decision: It is up to the Trustees and the Zoning Inspector to finalize. If we have any recommendations, we will let the Trustees know.

Discussion: Ohio State grants for digitizing zoning resolution books and electronically saving zoning documents.

Decision: Tabled – Borojevich has looked at it.

Discussion: Lot Size – Lots of discussion on this. Possible upcoming legislation at the state level could affect this. Possibly changing lot size to three (3) acres. Will we need to change minimum lot requirements for buildable lots (setbacks from roads, property lines, etc.) in the Zoning Resolution if acreage is changed? Borojevich stated no.

Decision: Tabled – Gather information.

Discussion: Front Lot Description

Decision: Zoning Inspector determines.

Discussion: If a residential property is turned into a short-term rental, is there language in the zoning resolution? Not at this time.

Discussion: Do we accept the Zoning Resolution Jonelle emailed to us dated 2017?

Decision: Arntz-Tournoux made the motion to accept the Zoning Resolution Jonelle from SCRP emailed to the Commission Board dated with revisions as of 2017.

Seconded by Scheetz. All in Favor: YES

Ask Jonelle what we need to do, if anything to get everything installed in the Zoning Resolution.

The next meeting will be Monday, June 23, 2025 at 6:00 pm.

Arntz-Tournoux moved to adjourn. Seconded by Flinner. The meeting adjourned at 7:13 pm.

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Chair-Adele Holzer

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Zoning Secretary - Jody Matics