

BZA Meeting Minutes
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
BOARD OF ZONING APPEALS MEETING

THURSDAY, July 17, 2025, AT 6:00 PM
ONE BUSINESS PARK DRIVE, DAYTON, OH 45417

- I. Call to Order/Pledge of Allegiance**
- II. Swearing in of Board Members for BZA and Zoning Commission by President Trustee Young.**
- III. Roll Call**

Members Present:

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes
Joslynn Harris Yes Edward Bronston Yes

I would like to make a motion that we move to the **open** forum of case BZA 2025-006.

Motion made by: Caressa Brown

Seconded by: Jeanette Gibson

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes
Joslynn Harris Yes Edward Bronston Yes

IV.

V. Case BZA 2025-006

Board of Zoning Appeals Application was received on May 6, 2025.

Applicant: Mahmond Hindi Fee of \$500.00 was paid by Check # 1658
on May 6, 2025.

Receipt was written # 407331 to the applicant.

Legal Ad was posted on Jefferson Township Website and Facebook page 15 days
before the BZA Meeting. May 23, 2025, posted.

Owner and Adjacent Owner Notices were mailed May 23, 2025, 27 days prior to
the BZA Meeting.

The property is 7208 Germantown Pike, Miamisburg, Ohio 45342

Parcel # G27 01806 0094, Property is Zoned B-1-Business District

.7651 acres

Nature of Appeal: Mr. Hindi is asking the Board of Zoning Appeals for approval to rent out the apartments upstairs of the business located at 7208 Germantown Pike. After the approval he will be requesting Two Residential Addresses and Two Business Addresses for this location from Montgomery County Mapping.

Conditional Use: means a use permitted within a district other than a principle permitted use, requiring a Conditional use Permit and approval of the Board of Zoning Appeals that all the prior conditionals for approval have been met.

Is there anyone here who would like to speak in favor of or against the request? **Swearing in of Witnesses.**

Please raise your right hand and repeat after me. I (State your Name) do solemnly swear or affirm the testimony that I am about to give shall be the truth, the whole truth and nothing but the truth, so help me God.

Please state your name and address for the record.

Witness will Testify : Mahmond Hindi

I would like to make a motion that we move to **close** the open forum of case BZA 2025-006.

Motion made by: Caressa Brown

Seconded by: Joslynn Harris

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes
Joslynn Harris Yes Edward Bronston Yes

Board Discussion

Motion made to: Approve__X__ Deny____ Table_____

Motion made by: Caressa Brown

Seconded by: Joslynn Harris

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Abstained
Joslynn Harris Yes Edward Bronston No
Motion Failed.

VI. **Case BZA 2025-009**

The Board of Zoning Appeals Application was received on June 17, 2025.

Applicant: Dennis St Clair Fee of \$500.00 was paid by Check # 11022 on June 20, 2025.

Receipt was written # 352364 to the applicant.

Legal Ad was posted on Jefferson Township Website and Facebook page 22 days before the BZA Meeting. July 26, 2025, posted.

Owner and Adjacent Owner Notices were mailed June 26, 2025, 22 days prior to the BZA Meeting.

The property is 1443 Blairwood Avenue, Dayton, Ohio 45417

Parcel # G27 18223 0022, Property is Zoned R-3 Single Family Residential District

Nature of Appeal: Sunergy Solar to install 6.480k roof mounted solar panel system-up grade main service panel to 200A rated bus with 200A main breaker.

Conditional Use: means a use permitted within a district other than a principle permitted use, requiring a Conditional use Permit and approval of the Board of Zoning Appeals that all the prior conditionals for approval have been met.

I would like to make a motion that we move to the **open** forum of case BZA 2025-009.

Motion made by: Caressa Brown

Seconded by: Joslynn Haris

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes

Joslynn Harris Yes Edward Bronston Yes

Is there anyone here who would like to speak in favor of or against the request? **Swearing in of Witnesses.**

Please raise your right hand and repeat after me. I (State your Name) do solemnly swear or affirm the testimony that I am about to give shall be the truth, the whole truth and nothing but the truth, so help me God.

Please state your name and address for the record.

Witness will Testify: Jan Baylor

I would like to make a motion that we move to **close** the open forum of case BZA 2025-009.

Motion made by: Caressa Brown

Seconded by: Jeanette Gibson

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes
Joslynn Harris Yes Edward Bronston Yes

Board Discussion

Motion made to: Approve___X___ Deny_____ Table_____

Motion made by: Joslynn Harris

Seconded by: Caressa Brown

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes
Joslynn Harris Yes Edward Bronston Yes

VII. **Case BZA 2025-010**

The Board of Zoning Appeals Application was received on June 23, 2025.

Applicant: Natecia Jackson Fee of \$517.50 was paid by Credit Card on June 24,2025.

The receipt was written # 407350 to the applicant.

Legal Ad was posted on Jefferson Township Website and Facebook page June 26, 2025, 22 days before the BZA Meeting.

Owner and Adjacent Owner Notices were mailed June 26, 2025, 22 days prior to the BZA Meeting.

The property is 129 Colgate Avenue Dayton, OH 45417

Parcel # G29 18201A0051, Property is Zoned R3-Single Family Residential District Acres .1212

Nature of Appeal: Ms Jackson is requesting approval to open a group home for boys aged 10-18 years of age with a total of 3 boys.

Conditional Use: means a use permitted within a district other than a principle permitted use, requiring a Conditional use Permit and approval of the Board of Zoning Appeals that all the prior conditionals for approval have been met.

I would like to make a motion to move to the **open** forum of case BZA 2025-010.

Motion made by: Caressa Brown

Seconded by: Joslynn Harris

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes
Joslynn Harris Yes Edward Bronston Yes

Is there anyone here who would like to speak in favor of or against the request? **Swearing in of Witnesses.**

Please raise your right hand and repeat after me. I (State your Name) do solemnly swear or affirm the testimony that I am about to give shall be the truth, the whole truth and nothing but the truth, so help me God.

Please state your name and address for the record.

Witness will Testify : Sharell Calloway – She is against the group home.

Witness will Testify : Natecia Jackson – She is for the group home.

Witness will Testify : Cheryl Barnett – She is against the group home.

I would like to make a motion to **close** the open forum of case BZA 2025-010.

Motion made by: Caressa Brown

Seconded by: Jeanette Gibson

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes
Joslynn Harris Yes Edward Bronston Yes

Board Discussion

Motion made to: Approve_____ Deny_____ Table__X_____

Motion made by: Caressa Brown

Seconded by: Jeanette Gibson

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes

Joslynn Harris Abstain Edward Bronston Abstain

Ms Jackson asked if she could address the Board, Chair Caressa Brown told her yes. She told the board that her, and Dorian, her husband, have been working on the group home for three years and if this board does not approve the request, they will have to start all over with the process. After Ms. Jackson's comments Caressa Brown withdrew her last motion and entered a motion to approve the group home request.

Motion made to: Approve___X Deny_____ Table_____

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes

Joslynn Harris Yes Edward Bronston Abstain

Approval of the BZA Minutes

- **June 18, 2025**

Motion made to: Approve_____X Deny_____

Motion made by: Caressa Brown

Second by: Jeanette Gibson

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes

Joslynn Harris Yes Edward Bronston Yes

Motion made to **adjourn**.

Motion made by: Caressa Brown

Second by: Edward Bronston

Roll Call

Caressa Brown Yes Margaret Woods Absent Jeanette Gibson Yes

Joslynn Harris Yes Edward Bronston Yes

Time: 7:32 pm Next Meeting Date: August 21, 2025 at 6:00 P.M.

