

**HOPEWELL TOWNSHIP
SENECA COUNTY, OHIO
PUBLIC HEARING NOTICE**

Notice is hereby given that the Hopewell Township Trustees will hold a public hearing on **July 13, 2026 at 6:00 p.m. at 5281 W. Township Road 112, Bascom, Ohio.**

The purpose of this hearing is to consider a request submitted by **Brenda Miller**, located at **0 N. State Route 635, Bascom OH** for a zoning amendment.

The applicant is requesting approval to change the zoning district from Agriculture to Heavy Industrial.

The Trustees will hear the request and consider any evidence or testimony offered in support of or in opposition to the proposed variance.

By order of the
Hopewell Township Trustees
Seneca County, Ohio

Application for Zoning Amendment
Hopewell Township, Seneca County, Ohio

Application number _____ Parcel number F20-00031244-03-00

The undersigned owner(s) of the following legally described property hereby request consideration of change in zoning district as specified below:

1. Name(s) of applicant Brenda Ann Miller
2. Mailing address 7339 Woodsman Cir Holbrook, OH 43528
3. Phone number (419) 937-4371 ☒ Home ☐ Business ☐ Cell Circle one
4. Physical location of parcel requesting the change ONSR 635 Tiffin, OH
(address of parcel or road that parcel is accessed from if parcel is vacant)
5. Location description: Section # 17 Township Hopewell Range 14 East
Subdivision name _____ Block _____ Lot # _____
If not located in a subdivision, attach legal description. See Exhibit A - Legal Description
6. Existing use Agriculture
7. Present existing use Agriculture
8. Proposed use: Extension of our current agronomy facility plus public fuel station.
(Brief description of how this property would be used if amended)
9. Proposed zoning district Heavy Industrial

10. Supporting information: Attach the following item to the application

See Exhibit B - Supporting Information

- a. A vicinity map showing property lines, streets and existing and proposed zoning.
- b. A list of all property owners within, contiguous to, and directly across the street from the proposed rezoning.
- c. A statement of how the proposed rezoning relates to the Regional Planning Comprehensive Plan.

Signature of Applicant Brenda A Miller aka Brenda A Koepflinger, Trustee

For official use

Hopewell Township Zoning Commission or Hopewell Township Zoning Inspector

Date application was filed _____

Date of newspaper notice _____

Date of notice to other property owners _____

Signed _____

EXHIBIT "A"

Situated in Hopewell Township, County of Seneca, State of Ohio, and being part of the NW 1/4 of Section 17, T2N, R14E, a tract of land bounded and described as follows:

Beginning at a nail set on the west line of the NW 1/4 of Section 17, and described as lying S 00°00'00" E, a distance of 443.45 feet from a railroad spike found marking the northwest corner of the NW 1/4 of Section 17;

thence from the above-described point of beginning and along the west line of said NW 1/4, also being the centerline of State Route No. 635, S 00°00'00" E, a distance of 441.45 feet to a nail set;

thence at right angles, S 90°00'00" E, a distance of 241.99 feet to an iron stake set and passing an iron stake set at 30.00 feet;

thence parallel with the west line of said NW 1/4, N 00°00'00" E, a distance of 441.45 feet to an iron stake set;

thence at right angles, N 90°00'00" W, a distance of 241.99 feet to a point of beginning and passing an iron stake set 30.00 feet east thereof: said tract of land containing 2.452 acres of land, more or less, subject however to all legal highways and prior easements of record.

NOTE: The bearings in this legal description are based upon an assumed meridian and are used only for the purpose of describing angular measurements.

Permanent Parcel No: F20-00-031244-03-00

Exhibit B – Question #10. Supporting Information



Existing & proposed zoning:

* Brenda Miller property – Existing Agriculture, Proposed Heavy Industrial

1. AG - Agriculture
2. AG - Agriculture
3. ID - Industrial
4. ID - Industrial
5. ID – Industrial

Property owners:

1. Laneta K Wertz
757 Briarwood Dr.
Gallon, OH 44833
2. Laneta K Wertz
757 Briarwood Dr.
Gallon, OH 44833
3. Luckey Farmers, Inc.
1200 W. Main St
Woodville, OH 43469
4. T & D Daniel Properties Ltd.
5717 W Township Rd 112
Tiffin, OH 44883
5. Dennis J & Melissa K Depinet Trustees
6487 N Center St.
PO Box 151
Bascom, OH 44809

Statement of how the proposed rezoning related to the Regional Planning Comprehensive Plan

The proposed rezoning for both an agronomy facility expansion and fuel station is consistent with the Regional Planning Comprehensive Plan. The property falls within or just adjacent to the area designated for focused growth in Bascom. Specifically, the proposed rezoning aligns with Objective 1.5.1 Agribusiness Strategic Plan to develop an agriculture and food industry cluster to enhance and encourage local agriculture's capacity and viability. Luckey Farmers is a local business who invests into rural

communities and returns their profits back to member owners (farmers) in the local communities that it operates within.