



April 11, 2023

PUBLIC HEARING, 6:30 P.M.

Zoning Case ZTA 01-23: An application from the Bethel Township Zoning Commission, 8735 South Second Street - Brandt, Tipp City, OH 45371.

The Zoning Commission would like to amend the text of the Bethel Township Zoning Resolution for Article 16 under Section 16.04 Conditional Permitted Uses. A request from the Bethel Township Zoning Commission to add under "Non-Residential Uses" a use for "HEALTH AND WELLNESS FACILITY"

REGULAR BUSINESS MEETING, 7:00 P.M.

- I CALL TO ORDER**
- II PLEDGE OF ALLEGIANCE**
- III APPROVAL OF MINUTES**
 - A None
- IV STAFF REPORTS**
 - A Report from Miami County Sheriff's Deputy (If Available)
 - B Report from Fire Department – Andy Ehrhart – Fire Chief
 - C Report from Planning & Zoning Department – Mike Arnold- Planning & Zoning
- V ADMINISTRATOR'S REPORT** – Andy Ehrhart – Township Administrator
- VI TRUSTEE REPORTS** – Trustee vanHaaren – Trustee Reese – Trustee Black
- VII PUBLIC COMMENTS ON ITEMS ON THE AGENDA**
- VIII ACTION ITEMS**
 - A **RESOLUTION 23-04-040:** A RESOLUTION AUTHORIZING PAYMENT OF EMERGENCY REPAIRS TO BETHEL ENGINE 40 IN THE AMOUNT OF \$11,342.07 TO ATLANTIC EMERGENCY SOLUTIONS, INC.
 - RESOLUTION 23-04-041:** A REOLUTION TO APPROVE ZONING CASE ZTA 01-23 AMENDING THE TEXT OF THE BETHEL TOWNSHIP ZONING RESOLUTION FOR ARTICLE 16 UNDER SECTION 16.04 CONDITIONAL PERMITTED USES. A REQUEST FROM THE BETHEL TOWNSHIP ZONING COMMISSION TO ADD UNDER "NON-RESIDENTIAL USES" A USE FOR "HEALTH AND WELLNESS FACILITY".
- IX PUBLIC COMMENTS ON ANY TOPIC**
- X ANNOUNCEMENTS**
 - April 18 Trustee Workshop Meeting, Township Meeting Room, 9:00am*
 - April 24 Joint Land Use Meeting, Trustees, Zoning Commission, BZA, 6:00pm
 - April 25 Trustee Regular Meeting Township Meeting Room, 7:00PM
 - April 27 BZA Meeting 6:30pm*/Zoning Commission at 7:30pm*
 - May 2 Trustee Workshop Meeting, Township Meeting Room, 9:00am*

May 3 Historical Society Meeting, Township Meeting Room 7:00pm
May 9 Trustee Regular Meeting, Township Meeting Room 7:00pm

An * indicates a meeting will be held only if needed.

**XI
XII**

**MOTION TO RECORD PAYMENT OF WARRANTS (*Resolution #23-04-042*)
EXECUTIVE SESSION**

**MOTION TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSES
OF:**

A: Pursuant to Ohio Revised Code Section 121.22(G)(8) for the purpose of considering confidential information related to the marketing plans, specific business strategy, and trade secrets of an applicant for economic development assistance that is to be provided or administered pursuant to O.R.C. Section 5709.73 to 5709.75, inclusive. The executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the proposed economic development project.

XIII

ADJOURNMENT

Bethel Township Fire Department

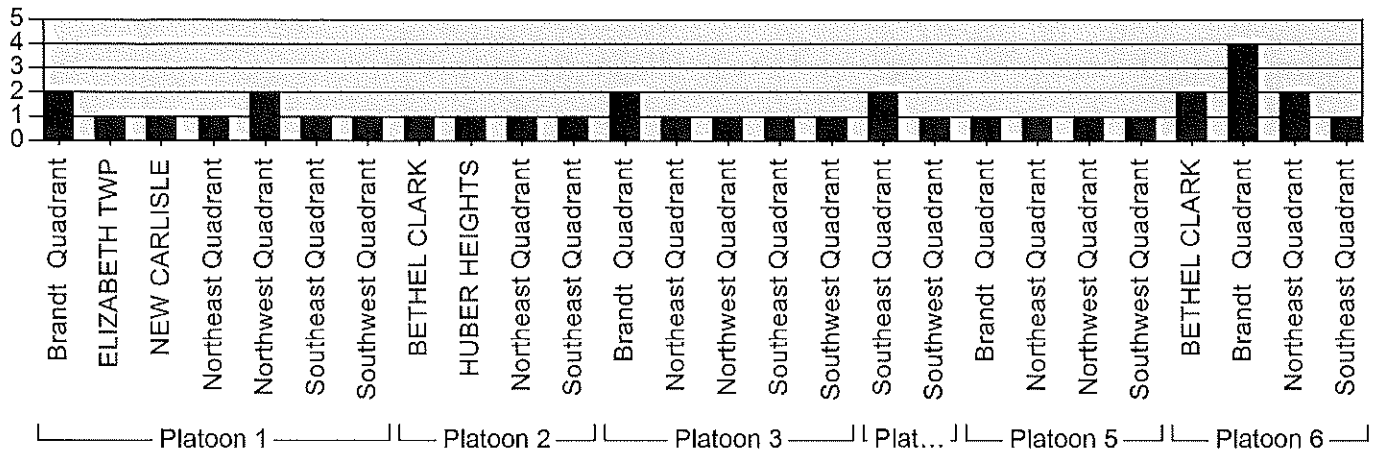
Tipp City, OH

This report was generated on 4/6/2023 1:05:48 PM



Incidents per Zone per Shift for Date Range

Start Date: 03/25/2023 | End Date: 04/06/2023



| SHIFT | ZONE | # INCIDENTS |
|-----------|--------------------|-------------|
| Platoon 1 | Brandt Quadrant | 2 |
| | ELIZABETH TWP | 1 |
| | NEW CARLISLE | 1 |
| | Northeast Quadrant | 1 |
| | Northwest Quadrant | 2 |
| | Southeast Quadrant | 1 |
| | Southwest Quadrant | 1 |
| Platoon 2 | BETHEL CLARK | 1 |
| | HUBER HEIGHTS | 1 |
| | Northeast Quadrant | 1 |
| | Southeast Quadrant | 1 |
| Platoon 3 | Brandt Quadrant | 2 |
| | Northeast Quadrant | 1 |
| | Northwest Quadrant | 1 |
| | Southeast Quadrant | 1 |
| | Southwest Quadrant | 1 |
| Platoon 4 | Southeast Quadrant | 2 |
| | Southwest Quadrant | 1 |
| Platoon 5 | Brandt Quadrant | 1 |
| | Northeast Quadrant | 1 |
| | Northwest Quadrant | 1 |
| | Southwest Quadrant | 1 |
| Platoon 6 | BETHEL CLARK | 2 |
| | Brandt Quadrant | 4 |
| | Northeast Quadrant | 2 |

The totals reflect the # INCIDENTS each STATION was assigned. Only REVIEWED incidents included.



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| SHIFT | ZONE | # INCIDENTS |
|-----------|--------------------|-------------|
| Platoon 6 | Southeast Quadrant | 1 |

TOTAL: 35

The totals reflect the # INCIDENTS each STATION was assigned. Only REVIEWED incidents included.



Bethel Township Fire Department

Tipp City, OH

This report was generated on 4/6/2023 1:03:51 PM



Incident Type Count per Station for Date Range

Start Date: 03/25/2023 | End Date: 04/06/2023

| INCIDENT TYPE | # INCIDENTS |
|--------------------------------------------------------|-------------|
| Station: 1 - BETHEL TWP FIRE DEPT. | |
| 160 - Special outside fire, other | 1 |
| 321 - EMS call, excluding vehicle accident with injury | 25 |
| 322 - Motor vehicle accident with injuries | 2 |
| 412 - Gas leak (natural gas or LPG) | 1 |
| 444 - Power line down | 1 |
| 600 - Good intent call, other | 1 |
| 611 - Dispatched & cancelled en route | 3 |
| 622 - No incident found on arrival at dispatch address | 1 |
| # Incidents for 1 - Bethel Twp Fire Dept.: | 35 |

Only REVIEWED incidents included.



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Doc Id: 857

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TRUSTEE MEETING APRIL 11, 2023
Planning & Zoning Report

Since the last Trustee meeting, the following zoning certificate applications have been received

| | | |
|----------|---------------------------------|----------|
| ZA-18-23 | 8160 S PALMER RD | BUILDING |
| ZA-19-23 | 2750 GINGHAM-WEST CHARLESTON RD | BUILDING |
| ZA-20-23 | 7410 AGENBROAD RD | BUILDING |

Since the last Board of Zoning Appeals (BZA) meeting, the following application is in process

CU-04-23: A Conditional Use request from Chad Zink located at 9385 S Palmer Rd, Dayton, Oh 45424, for a Secondary Residence. Miami County parcel ID# A01-087241, currently zoned A-1.

Since the last Zoning Commission (ZC) meeting, following zoning amendment applications are in process

N/A

YEAR TO DATE (2023):

Certificates issued in 2023: 20

Declarations received in 2023: 1

Variances requested in 2023: 4

Variances approved in 2023: 4

Conditional Use requested in 2023: 5

Conditional Use approved in 2023: 3

Zoning Amendments requested in 2023: 2

Zoning Amendments approved in 2023: 1 (Withdrawn) 1 TBD

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

April 18, 2023, at 7:00PM

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

April 27, 2023, at 6:30PM

BETHEL TOWNSHIP ZONING COMMISSION (ZC)

April 27, 2023, at 7:30PM

Administrator's Report for April 11, 2023

General

There are two Resolutions on the agenda this evening.

The first Resolution is for the approval of payment to Atlantic Emergency Solutions for emergency repairs to Bethel Engine 40. We sent it for repairs to the pump that was not working correctly and they discovered problems with the suspension during their inspection. The total cost of the repair and maintenance is \$11,342.07.

The second Resolution is to act on the Zoning Case heard in public hearing this evening.

Other

Easter Egg Hunt. The Easter Egg Hunt was a big success. It was very windy but the rain held off. Big thanks to everyone who helped with the event.



RESOLUTION #23-04-040

A RESOLUTION AUTHORIZING THE EMERGENCY REPAIRS OF BETHEL TOWNSHIP FIRE DEPARTMENT ENGINE 40 IN THE AMOUNT OF \$11,342.07 TO ATLANTIC EMERGENCY SOLUTIONS.

WHEREAS, ENGINE 40 WAS OUT OF SERVICE DUE TO A MECHANICAL ISSUE, AND

WHEREAS, ATLANTIC EMERGENCY SOLUTIONS DIAGNOSED THE PROBLEM AND FOUND ISSUES WITH THE PUMP, TIE ROD ENDS, EXHAUST LEAK AND REPLACED ALL FLUIDS, AND

WHEREAS, THE COST OF THE REPAIRS WAS \$11,342.07 AND WAS AUTHORIZED FOR EMERGENCY REPAIR, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY AUTHORIZE THE COST OF \$11,342.07 TO ATLANTIC EMERGENCY SOLUTIONS, FOR THE EMERGENCY REPAIRS THE BETHEL TOWNSHIP ENGINE 40.

Motion by Trustee _____

Motion Seconded by Trustee _____

Vote: Trustee van Haaren_____ **Trustee Reese**_____ **Trustee Black**_____

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #23-04-040 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 11th DAY OF APRIL, 2023, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY



RESOLUTION #23-04-041

A Resolution to approve Zoning Case ZTA -01-22: A request from Bethel Township Zoning Commission at 8735 S. 2nd Street, Tipp City Ohio to recommend changes the Bethel Township Zoning Resolution.

WHEREAS: A request has been received the Bethel Township Zoning Commission to make changes to the Bethel Township Zoning Resolution, and

WHEREAS: The Zoning Commission would like to amend the text of the Bethel Township Zoning Resolution for Article 16 under Section 16.04 Conditional Permitted Uses. A request from the Bethel Township Zoning Commission to add under “Non-Residential Uses” a use for “HEALTH AND WELLNESS FACILITY”, and;

WHEREAS: The Zoning Commission further recommends the definition of a “HEALTH AND WELLNESS FACILITY” to be: Health and Wellness Facility: A Health and Wellness Facility is an establishment that offers a variety of services for the mind and body. A standalone facility which offers wellness classes and education, exercise classes such as yoga, martial arts, meditation, dance and other exercises, but does not include exercise apparatus associated with a traditional gym. Additional services may include those provided by a licensed esthetician, licensed therapeutic massage, and nutrition counselling by a licensed dietician. Licensing must meet all applicable state and local regulations not limited to those found in the current Ohio Revised Code, Chapter 4713, Chapter 4731 and Chapter 4759

WHEREAS: The Bethel Township Zoning Commission voted unanimously to recommend approval of the proposed text amendment, and;

WHEREAS: To reject the Bethel Township Zoning Commission recommendation, a majority vote of the Bethel Township Trustees is required, therefore;

BE IT RESOLVED that Resolution #23-04-41, Zoning Case ZTA -01-22: A request from Bethel Township Zoning Commission at 8735 S. 2nd Street, Tipp City Ohio to recommend changes the Bethel Township Zoning Resolution with said changes being notated above, be approved..

Motion by Trustee _____

Motion Seconded by Trustee _____

Vote: Trustee van Haaren_____ **Trustee Reese**_____ **Trustee Black**_____

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #23-04-041 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 11TH DAY OF APRIL 2023, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY