



**Bethel Township Board of Trustees
June 4, 2024**

Public Hearing 6:30 P.M.

Case: ZA-02-24: A request from A request from Bruce Flora located at 5955 Pisgah Rd, Tipp City, OH 45371, to re-zone 3 acres from the 121.78 acre A-2 parcel, to R-1AAA, leaving the remaining 118.78 acres A-2. Parcel ID #A01-073500 is located at 6185 SR 202, Tipp City, OH 45371.

Case: ZA-03-24: A request from Jason Wilson at 9292 SR 201, Tipp City, OH 45371, to re-zone 5.12 acre A-1 parcel located at 9185 Mann Rd, Tipp City, OH 45371, combining rear 2 acres from Mann Rd property to adjoining I-1 parcel located at 9292 SR 201, and re-zoning remaining 3.12 acres on Mann Rd to R-1AAA.

Zoning language: A public hearing for comments on zoning language for Massage Parlors in the Township.

Regular Business Meeting 7:00 P.M. Agenda v2

- I. **CALL TO ORDER** Time: _____ Presiding: _____
 Roll call: Int Fire Chief Schiebrel _____ Fiscal Officer Ross _____
 Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- 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 – Josh Schiebrel, Interim Fire Chief
 - C. Report from Planning & Zoning – Kama Dick, Acting Zoning Director
 - D. Report from the Township Administrator – Julie Reese, Acting Township Administrator
- V. **TRUSTEE REPORTS** – Trustee vanHaaren – Trustee Reese – Trustee Dick
- VI. **FINANCIAL REPORT** – Fiscal Officer Ross
- VII. **DISCUSSION ITEMS**
 - A. Fire Chief position posting
 - B. Township Administrator / Zoning Director position posting
 - C. Anti-annexation employee position posting
 - D. Trustee anti-annexation statement
- VIII. **PUBLIC COMMENTS** on items on the Agenda

IX. ACTION ITEMS

- A. **RESOLUTION #24-06-056:** A RESOLUTION TO APPROVE CASE ZA-02-24: A REQUEST FROM BRUCE FLORA LOCATED AT 5955 PISGAH RD, TIPP CITY, OH 45371, TO RE-ZONE 3 ACRES FROM THE 121.78 ACRE A-2 PARCEL TO R-1AAA, LEAVING THE REMAINING 118.78 ACRES A-2. PARCEL ID #A01-073500 IS LOCATED AT 6185 SR 202, TIPP CITY, OH 45371
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- B. **RESOLUTION #24-06-057:** A RESOLUTION TO APPROVE CASE ZA-03-24: A RESOLUTION TO APPROVE CASE ZA-03-24: A REQUEST FROM JASON WILSON AT 9292 SR 201, TIPP CITY, OH 45371, TO RE-ZONE 5.12 ACRE A-1 PARCEL LOCATED AT 9185 MANN RD, TIPP CITY, OH 45371, COMBINING REAR 2 ACRES TO ADJOINING I-1 PARCEL LOCATED AT 9292 SR 201, AND RE-ZONING REMAINING 3.12 ACRES ON MANN RD TO R-1AAA
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- C. **RESOLUTION #24-06-058:** A RESOLUTION AUTHORIZING THE FISCAL OFFICER TO PAY MIKE ARNOLD FOR HIS ACCRUED VACATION AND SICK LEAVE TIME
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- D. **RESOLUTION #24-06-059:** A RESOLUTION ACCEPTING THE RESIGNATION OF WILLIAM MANNHEIM FROM THE BETHEL TOWNSHIP ROAD DEPARTMENT
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- E. **RESOLUTION #24-06-060:** A RESOLUTION TO HIRE ERIC CAMPBELL FOR THE SEASONAL POSITION OF ROAD DEPARTMENT WORKER
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- F. **RESOLUTION #24-06-061:** A RESOLUTION AUTHORIZING THE PURCHASE OF TWO HUSTLER MOWERS WITH EXTRA BLADES FROM WAGONER POWER EQUIPMENT AT A COST NOT TO EXCEED \$30,000
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- G. **RESOLUTION #24-06-062:** A RESOLUTION AUTHORIZING THE PURCHASE OF NEW PLAYGROUND EQUIPMENT FOR FRIENDSHIP PARK AT A COST NOT TO EXCEED \$71,000
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- H. **RESOLUTION #24-06-063:** A RESOLUTION APPROVING A PROCEDURE TO ENGAGE OUTSIDE LEGAL COUNSEL
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____
- I. **RESOLUTION #24-06-064:** A RESOLUTION LIMITING **MEDICAL MARIJUANA AND ADULT USE** CANNABIS CULTIVATOR AND PROCESSOR FACILITIES WITHIN BETHEL TOWNSHIP, MIAMI COUNTY
Motioned by _____ seconded by _____
Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____

J. **RESOLUTION #24-06-065:** A RESOLUTION IMPOSING A MORATORIUM ON RETAIL DISPENSARIES FOR THE SALE OF **MEDICAL MARIJUANA AND ADULT USE** CANNABIS WITHIN BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

Motioned by _____ seconded by _____

Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____

K. **RESOLUTION #24-06-066:** A RESOLUTION TO RECORD ELECTRONIC PAYMENTS AND WARRANTS

Motioned by _____ seconded by _____

Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____

X. **PUBLIC COMMENTS** on any topic

XI. **ANNOUNCEMENTS**

June 5 Historical Society Meeting

June 19 Juneteenth observed - Township offices will be closed

June 25 Trustee Workshop Meeting, Township Meeting Room, 7:00pm

June 27 ~~BZA Meeting 6:30pm*/Zoning Commission at 7:30pm*~~

July 2 Public Hearing, Township Meeting Room, 6:30pm

July 2 Trustee Regular Business Meeting, Township Meeting Room, 7:00pm

* indicates a meeting will be held only if needed

XII. **ADJOURNMENT** motioned by _____ seconded by _____

Vote: Trustee vanHaaren _____ Trustee Reese _____ Trustee Dick _____

Time: _____

Fire Department Report June 4, 2024

Incident Type		Alarm Date	Aided Agency Name
Mutual aid given			
	Rescue, EMS incident, other	5/1/2024 7:37:35 PM	
	Dispatched & canceled en route	5/2/2024 3:57:41 PM	Bethel TWP Fire Dept Clark County
	Motor vehicle accident with injuries	5/4/2024 1:26:32 PM	Bethel TWP Fire Dept Clark County
	EMS call, excluding vehicle accident with injury	5/8/2024 4:45:54 PM	Tipp City Fire/EMS
	Dispatched & canceled en route	5/10/2024 9:24:39 AM	Bethel TWP Fire Dept Clark County
	EMS call, excluding vehicle accident with injury	5/10/2024 4:35:40 PM	Bethel TWP Fire Dept Clark County
	Dispatched & canceled en route	5/16/2024 5:30:10 PM	Huber Heights Fire Division
	Dispatched & canceled en route	5/20/2024 5:19:46 PM	Bethel TWP Fire Dept Clark County
	EMS call, excluding vehicle accident with injury	5/24/2024 11:50:31 AM	
	EMS call, excluding vehicle accident with injury	5/25/2024 3:26:58 AM	New Carlisle Fire Division (City of)
Mutual aid received			Aiding Agency Name
	EMS call, excluding vehicle accident with injury	5/5/2024 9:12:28 PM	Tipp City Fire/EMS
	EMS call, excluding vehicle accident with injury	5/11/2024 7:11:15 PM	Huber Heights Fire Division
	EMS call, excluding vehicle accident with injury	5/11/2024 8:54:00 PM	New Carlisle Fire Division (City of)

Incident Type Details	2023-11-01	Total
611 - Dispatched & canceled en route	6	6
300 - Rescue, EMS incident, other	1	1
733 - Smoke detector activation due to malfunction	1	1
321 - EMS call, excluding vehicle accident with injury	32	32
322 - Motor vehicle accident with injuries	2	2
311 - Medical assist, Assist EMS crew	1	1
138 - Off-road vehicle or heavy equipment fire	1	1
631 - Authorized controlled burning	1	1
Total	45	45

Month	Mutual Aid Given	Mutual Aid Received
May	10	3



Planning & Zoning Report June 4, 2024

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

ZC-09-24	8015 S PALMER RD	NEW CONSTRUCTION
ZC-10-24	5015 S DAY-BRANDT RD	ADDITION TO RESIDENCE
ZC-11-24	4718 SR 571	NEW CONSTRUCTION
ZC-12-24	7860 STALEY RD	NEW CONSTRUCTION
ZC-13-24	BETHELVILLE RD	NEW CONSTRUCTION

Since the last Board of Zoning Appeals (BZA) meeting, there are no applications in process

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

Case ZA-02-24: A request from Bruce Flora, 5955 Pisgah Rd., Tipp City, OH 45371, to re-zone three acres from the 121.78-acre A-2 parcel located at 6185 SR 202, Tipp City, OH, 45371, to R-1AAA, leaving the remaining 118.78 acres A-2. Miami County Parcel #A01-073500.

Case ZA-03-24: A request from Jason Wilson, 9292 SR 201, Tipp City, OH, 45371, to re-zone a 5.12 acre A-1 parcel located at 9185 Mann Rd, Tipp City, OH 45371, combining the rear two acres from Mann Rd. property to adjoining I-1 parcel located at 9292 SR 201, and re-zoning remaining 3.12 acres on Mann Rd. to R-1AAA. Miami County Parcel #A01-012900 (Mann Rd) and A01-014400 (SR 201).

Both recommended for APPROVAL by the Miami County Planning Commission.
Both recommended for APPROVAL by the Bethel Township Zoning Commission.
Board of Trustees Public Hearing and vote June 4, 2024.

YEAR TO DATE (2024)

Certificates issued in 2024: 12

Declarations received in 2024: 0

Variances requested in 2024: 1

Variances approved in 2024: 1

Conditional Use requested in 2024: 0

Conditional Use approved in 2024: 0

Zoning Amendments requested in 2024: 3

Zoning Amendments approved in 2024: 1 with 2 TBD TONIGHT

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

The Township has no cases pending

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

No meeting in June 2024

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

No meeting in June 2024

Administrator's Report June 4, 2024

General

There are 11 resolutions on the agenda this evening:

The first two are resolutions for rezoning requests.

Next is a resolution to pay-out accrued vacation and sick leave time to Mike Arnold.

Next are resolutions accepting the resignation of Billy Mannheim from the Bethel Township Road Department and hiring Eric Campbell as a seasonal worker to replace Billy to ensure uninterrupted service to the Township.

Following that are resolutions to purchase two mowers and new playground equipment for Friendship Park using American Rescue Plan Act (ARPA) funds.

Then is a resolution approving the procedure to follow to engage outside legal counsel.

Next are resolutions to limit cannabis cultivators and processors, and to impose a moratorium on dispensaries within Bethel Township.

The final resolution is to record the electronic payments and warrants.

Financial Report June 4, 2024

BETHEL TOWNSHIP, MIAMI COUNTY

Receipts

5/4/2024 to 5/31/2024

Post Date	Tx Date	Type	Number	Source	Total	Status	Purpose
5/6/24	5/7/24	STD	45-2024	Newcomer	\$650.00	O	burial fees
5/6/24	5/7/24	STD	46-2024	Direct Tv	\$44.67	O	Cable Franchise Fees
5/6/24	5/7/24	STD	47-2024	Tim Rogers	\$100.00	O	Burial
5/18/24	5/18/24	VOID	71-2024	CGS	\$3,280.00	V	Medic Run Payments
5/6/24	5/31/24	STD	81-2024	Joyce Ward	\$100.00	O	Donation for firemen going to help her at her home
5/17/24	5/31/24	STD	82-2024	Thomas and Laura Laugle	\$200.00	O	Zoning permit
5/17/24	5/31/24	STD	83-2024	Miami Municipal Court	\$408.00	O	Traffic violations
5/17/24	5/31/24	STD	84-2024	OPERS	\$411.43	O	Refund of January membership for Kama Dick and Rhonda Ross. They did not join until 2/6/24.
5/17/24	5/31/24	STD	85-2024	Aflac	\$28.98	O	Refund for Gerald Leach and Jason Jasper -
Total Revenue					-\$1,336.92		

Type: STD - Standard Receipt, INT - Interest Receipt, MEMO - Memo Receipt, GAIN - Capital Gain, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch