



BETHEL TOWNSHIP, MIAMI COUNTY OHIO
ZONING COMMISSION
AGENDA
REGULAR MEETING

Thursday, May 23, 2019 – 7:30 P.M.

MEETING ROOM, 8735 S. SECOND ST., BRANDT, TIPP CITY, OHIO

1. Introduction of the Commission and Staff
Members: Lorna Furderer, John Berbach, Polly Turner, Bill Serra, Julie Reese
Alternates: Jess Underwood, Sherry Anderson

Staff: Marty Caskey, Director, Planning and Zoning

2. Review of Commission procedure for audience members.
3. New Business

Case: ZA-01-19: A request from Michael Gutmann, Trustee, PO Box 910, Piqua, OH 45756, to rezone 18.492 acres of 93.438 acres presently zoned A-2 on the northeast and northwest corners of Agenbroad and Dayton-Brandt Roads, New Carlisle, OH 45344, and Tipp City, OH 45371, from A-2 Domestic Agriculture to R-1AAA Single Family Residence. This will allow for up to eight residential lots to be split. Miami County Parcel ID #A01-059300.

Case: ZA-02-19: A request from David Bednar, 8965 Bellefontaine Rd., New Carlisle, OH 45344, and Edward Bednar, 398 Silverdale Te., Beaver creek, OH 45440, both represented by Steven Leffel, Surveyor, to rezone three parcels presently zoned R-1C to R-1AAA for the purpose of combining the three parcels into two parcels:

1. 8955 Bellefontaine Road owned by Edward Bednar: A03-003500, 1.08 acres
2. No address Bellefontaine Road owned by Edward Bednar: A03-003400, 1.05 acres
3. 8965 Bellefontaine Road owned by David Bednar: A03-003300, .95 acres

The newly created north parcel (E-B) to be 2.0649 acres. The newly created south parcel (D-B) to be .9788 acres. Rezoning to be contingent on receiving variances for both newly created parcels and a conditional use for the E-B parcel.

Variances: Road frontage on both new parcels less than required, and an existing residence closer than 20 feet from the existing side property line, and parcel less than two acres on D-B.

Conditional use: On parcel E-B allowing for an existing accessory building to remain without a principal residence.

Case: ZTA-02-18: Review of Article 35 – Off-Street Parking and Loading

4. Approval of Minutes: January 2019
5. Public Comments
6. Staff Comments
7. Zoning Commission Comments
8. Adjourn meeting