

CURRENT

Bethel Township Trustees

Board of Trustees

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Planning & Zoning Director

Andy Ehrhart

Road Superintendent

Robert Yocum

*Township Offices
& Fire Station*

8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

New Comprehensive Land Use Plan Approved

At the November 30, 2010 meeting of the Bethel Township Board of Trustees, the Board passed Resolution #10-11-159 adopting a new Comprehensive Land Use Plan for the Township. As required by law, this new Plan has been forwarded onto the Miami County Commissioners for their approval, as an amendment to the Miami County Comprehensive Land Use Plan. The passage of this resolution represented the culmination of a two year process that the township undertook to revise the 2005 Strategic Development Plan (SDP). The Board of Trustees recognized many deficiencies with that Plan. During the initial phase of updating that Plan, the Township worked with the same consulting firm that had participated with the plan's initial development. In 2009, the Township presented to residents, via public input meetings, a concept to address changes to the US Route 40 corridor area of the SDP. It was apparent the ideas did not parallel the input of the public and did not address the remainder of the Township. The Trustees decided to refocus on developing an overall update for the entire Township rather than focusing on just the Route 40 corridor area. This update was directed by an appointed steering committee of interested Bethel residents and assisted entirely by Township staff rather than hiring a consulting firm. One of the first decisions the steering committee made was to rename the SDP to reflect its intent. Their decision was to change the name to the Bethel Township Comprehensive Land Use Plan.

The plan calls for eight planning areas and six basic land use types:

Planning Areas

Rural
Traditional Neighborhood
Office/ Residential
Commercial
Industrial
Rural Settlement
Public/ Semi Public
Flood Plain

Land Use Types

Agricultural
Residential
Office
Commercial
Industrial
Public Use

The plan places an emphasis on Conservation Development, which recognizes the protection of property rights of the owner, while preserving the rural character of Bethel Township. Other elements of the plan addressed are Annexation Issues, Township Services, Infrastructure, Sewer/Water, On-Site Decentralized Wastewater Treatment Systems, Roadways, and Bike Paths.

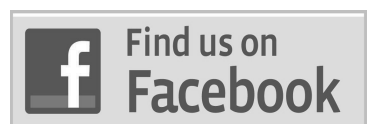
The Board of Trustees would like to recognize the diligent and dedicated work of the Comprehensive Land Use Steering Committee members, the members of the SDP Route 40 Corridor Update Steering Committee, as well as Township staff, Planning & Zoning Director, Andy Ehrhart and Township Administrator, Mike Gebhart.

We encourage all residents to visit the web site www.betheltownship.org to review the entire document and accompanying Land Use Map. For further information stop by the Township office or contact one of the Trustees.

Jerome L. (Jerry) Hirt, Sr. Bethel Township Trustee

Paperless Bethel Current Newsletter Available

In an effort to be more cost effective, we are now offering you the option to receive your Bethel Township Current Newsletter via email rather than a mailed paper copy. Please send your email address to comments@betheltownship.org. The Township can also be found on Facebook by "clicking" the Facebook icon on the Township website at www.betheltownship.org.



Zoning Update

Bethel Township Zoning Commission (ZC):

The Zoning Commission met in regular session on October 28, 2010 to hear the following cases:

Case #ZA-05-10: A request by the Bethel Township Trustees to review and revise Article 30 of the Bethel Township Zoning Resolution. Approved

Case #ZA-06-10: A request by the Bethel Township Trustees to review and act upon The Bethel Township Comprehensive Land Use Plan. Approved

Case #ZA-07-10: A request by Nancy Minor, 602 Farrell Rd, Vandalia, Ohio, to rezone and subdivide the parcel located at 7135 Singer Rd. The parcel is currently zoned A-2, the request is to rezone to a combination of R-1AAA and A-1. The property in question is located on the north side of Singer Road approximately 2900 feet east of the intersection of Singer Road and State Route 201. Approved

The Zoning Commission did not meet for the months of November and December, 2010 due to no cases being filed.

The ZC meets on the fourth Thursday of each month at 7:30 p.m. in the Bethel Township Meeting Room.

Bethel Township Board of Zoning Appeals (BZA):

The Board of Zoning Appeals (BZA) met in regular session on October 28, 2010 to hear the following cases:

CU-02-10: A request from Charles Caudy, 6480 Elizabeth Bethel Road, Tipp City, OH. The applicant requests conditional use approval to utilize an existing accessory building for the storage of Recreational Vehicles and Boats on property zoned Agricultural (A-2). Approved

V-03-10: A request from Larry & Stephanie Dollar, 6191 Agenbroad Road, Tipp City, OH. The applicant requests a variance to build a 40'x60' accessory structure, totaling 2400 square feet, which is 500 square feet above the maximum allowed of 1900 square feet. Approved

CU-03-10: A request from Darin & Cynthia Morris, 5485 Ross Road. The applicant is requesting the BZA continue a CONDITIONAL USE under Sec. 15.04 of the Bethel Township Zoning Resolution, to operate Christian Family House, Inc (CFH)-Moto. CFH-Moto would mentor at risk youth in the area. CFH-Moto would operate a motor cross track on site. Approved

The Board of Zoning Appeals (BZA) did not meet for the month of November 2010.

The Board of Zoning Appeals (BZA) met in regular session on December 16, 2010 to hear the following case:

V-04-10: A request from Nancy Minor, 602 Farrell Rd, Vandalia, Ohio, to reduce the lot frontage from the required one hundred seventy five feet (175') to one hundred ten feet(110') on the parcel located at 7135 Singer Rd. Approved

The BZA meets on the fourth Thursday of the month at 6:30 p.m. in the Bethel Township Meeting Room.

Public notice for both the Zoning Commission and the Board of Zoning Appeals meetings are posted in the news section of the Township web site at www.betheltownship.org, and in the Troy Daily News. Additionally, residents within 300' of the requesting property are notified by first class mail as per the Bethel Township Zoning Resolution and the Ohio Revised Code.

Zoning Certificates Issued:

ZC-25-10	6215 Ross Rd	Addition
ZC-26-10	7915 Pisgah Rd	Addition
ZC-27-10	8260 Flick Rd	Accessory Structure
ZC-28-10	4433 Dinsmore Dr.	Accessory Structure
ZC-29-10	4847 ST. RT. 202	Accessory Structure

Did You Know...

- Miami County Sanitary Engineering's Transfer Station, located at 2200 N. County Road 25A in Troy, will accept your live Christmas trees for recycling.
- There are roughly 75 miles of roads in Bethel Township. ODOT, Miami County and Bethel Township are responsible for upkeep and plowing on roughly 25 miles of roadway each.

From the Fire Department: New Fire Lieutenants Appointed

The Bethel Township Board of Trustee is pleased to announce the selection of five (5) new Lieutenant's for the Township's Fire Department. The new Lieutenant's are Mike Arnold, Matt Bakan, Nick Carpenter, Shawn Cline and Charlie Pacheco. The new Lieutenant's join Lt. James Sebastian, who has served as a Lieutenant with the Department since January of 2007.

Fire Chief Stitzel received twelve (12) applications from current Department member's who wished to serve as Lieutenant's. During late September and early October of 2010, those candidates went through three written examinations covering State of Ohio Level 1 and 2 Firefighter Certification, as well as a Miami Valley EMS Protocol Test, followed by an interview process, and finally a skills assessment simulation. During this simulation, each candidate was given the same structure fire scenario and asked to take command of the incident. Fire Chief Stitzel commented, "I am pleased with the number of quality applicants we have, and how well they all tested. Anyone of these gentlemen would make excellent officers." All fire officer positions are part-time positions.

For further information on the Bethel Township Fire Department, contact Chief Stitzel at 845-8472 or my email at david.stitzel@betheltownship.org.



Fire Chief David Stitzel swears in one of the new Lieutenants, Shawn Cline, as Assistant Chief Andy Ehrhart looks on during the November 30, 2010 Board of Trustees Meeting

Fire and EMS Runs to Date

Runs from 9/16/—12/15/2010

EMS 98 Fire 46 Total 144

Runs Year to Date - 12/15/2010

EMS 384 Fire 166 Total 550



Things have Changed...and So Have We:

Today's challenging economic times have forced all of us to make budget related adjustments in our personal and professional lives. We, at the Township, have worked hard to do the same with our budget. Some of the cost changes, we have made, in the last year have been significant. We thought we would share a few of the most significant savings with you...

Adjustment

Ohio Workers Compensation Reclassification of Fire/EMS Staff
 Reorganization of the Fire Department Command Structure
 In House Update the Township's Land Use Plan

Savings

\$ 79,000.00
 \$ 26,000.00
 \$ 60,000.00

Some things are hard to attach a dollar amount to. We are testing a new technique for asphalt repairs. This new process of repairing just the problem section of asphalt rather than a much larger area surrounding the problem section of asphalt could save hundreds of dollars per each repair. Another part of our operation, that is hard to place a dollar amount to, is the cross training of all full-time staff members in Fire/EMS. The Township Administrator, the Planning & Zoning Director and both members of the Road Department not only cover their individual job responsibilities, but also respond as members of the Fire Department on emergencies throughout the Township. Even our elected Fiscal Officer has become cross trained as an EMT-Basic.

With the current economic conditions, budgeting is challenging, but with the help of the Fiscal Officer and the Township Administrator, the Trustees are trying to be proactive. None of this would be possible without the dedicated employees we have at the township. There have been no raises in 2009 and 2010. With that being said, we feel that it is very important to acknowledge our staff's hard work and dedication to provide excellent service to the residents of Bethel Township and we thank them for that.

Cliff Wray-Board of Trustee Chairperson and Deborah Watson-Fiscal Officer



PRESORTED STANDARD
U.S. POSTAGE
PAID
TIPP CITY, OH
PERMIT #22

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VISIT US ON THE WEB AT [WWW. BETHELTONNSHIP.ORG](http://WWW.BETHELTONNSHIP.ORG)

CALENDAR OF EVENTS

January

- 5 Historical Society Meeting, 7 PM
- 11 Trustees Regular Business Meeting, 7 PM
- 18 Planning Commission Mtg. in Troy, 7:30 PM**
- 21 February Meeting deadline *
- 25 Trustees Regular Business Meeting, 7 PM
- 27 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

February

- 2 Historical Society Meeting, 7 PM
- 8 Trustees Regular Business Meeting, 8:30 AM
- 15 Planning Commission Mtg. in Troy, 7:30 PM**
- 18 March Meeting deadline*
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

March

- 2 Historical Society Meeting, 7 PM
- 8 Trustees Regular Business Meeting, 7 PM
- 15 Planning Commission Mtg. in Troy, 7:30 PM**
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 25 April Meeting deadline*

*Meeting deadline is for submissions to either the Board of Zoning Appeals or the Zoning Commission. For further details, contact Andy Ehrhart, Director of Planning & Zoning at 845-8472 or via email at andy.ehrhart@betheltownship.org.

**The Miami County Planning Commission meets at 7:30PM in the County Commission Chambers at the Miami County Safety Building located at 201 W. Main Street in Troy.

All meetings are held in the Bethel Township Community Room, 8735 S. Second Street-Brandt unless otherwise noted.
All meetings are subject to cancellation.

2011 Township Meeting Schedule



January

- 5 Historical Society Meeting, 7 PM
- 11 Trustees Regular Business Meeting, 7 PM
- 18 Trustee Workshop Meeting, 8:30AM
- 18 Planning Commission Mtg. in Troy, 7:30 PM**
- 21 February Meeting deadline *
- 25 Trustees Regular Business Meeting, 7 PM
- 27 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

February

- 2 Historical Society Meeting, 7 PM
- 8 Trustees Regular Business Meeting, 8:30 AM
- 15 Trustee Workshop Meeting, 8:30AM
- 15 Planning Commission Mtg. in Troy, 7:30 PM**
- 18 March Meeting deadline*
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

March

- 2 Historical Society Meeting, 7 PM
- 8 Trustees Regular Business Meeting, 7 PM
- 15 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 25 April Meeting deadline*

April

- 6 Historical Society Meeting, 7 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 15 May Meeting deadline*
- 19 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 26 Trustees Regular Business Meeting, 7 PM
- 28 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

May

- 4 Historical Society
- 10 Trustees Regular Business Meeting, 7 PM
- 17 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 20 June Meeting deadline*
- 24 Trustees Regular Business Meeting, 7 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

June

- 1 Historical Society Meeting, 7 PM
- 14 Trustees Regular Business Meeting, 7 PM
- 17 July Meeting deadline*

- 21 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 23 Board of Zoning Appeals Meeting, 6:30 PM
- 23 Zoning Commission Meeting, 7:30 PM
- 28 Trustees Regular Business Meeting

July

- 6 Historical Society Meeting, 7 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 15 August Meeting deadline*
- 19 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 26 Trustees Regular Business Meeting, 7 PM
- 28 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

August

- 3 Historical Society Meeting, 7 PM
- 9 Trustees Regular Business Meeting, 7 PM
- 16 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 19 September Meeting deadline*
- 23 Trustees Regular Business Meeting, 7 PM
- 25 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

September

- 7 Historical Society Meeting, 7 PM
- 13 Trustees Regular Business Meeting, 7 PM
- 16 October Meeting deadline*
- 20 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 22 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 27 Trustees Regular Business Meeting, 7 PM

October

- 5 Historical Society Meeting, 7 PM
- 9 Fire Open House, 1 - 4 PM
- 11 Trustees Regular Business Meeting, 7 PM
- 14 November Meeting deadline*
- 18 Trustee Workshop Meeting, 8:30AM
Planning Commission Mtg. in Troy, 7:30 PM**
- 25 Trustees Regular Business Meeting, 7 PM
- 27 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

*Meeting deadline is for submissions to either the Board of Zoning Appeals or the Zoning Commission. For further details, contact Andy Ehrhart, Director of Planning & Zoning at 845-8472 or via email at andy.ehrhart@betheltownship.org.

**The Miami County Planning Commission meets at 7:30PM in the County Commission Chambers at the Miami County Safety Building located at 201 W. Main Street in Troy.



2011 Township Meeting Schedule, cont.

November

2	Historical Society Meeting, 7 PM
8	Trustees Regular Business Meeting, 7 PM
15	Trustee Workshop Meeting, 8:30AM Planning Commission Mtg. in Troy, 7:30 PM**
17	Board of Zoning Appeals Meeting, 6:30 PM Zoning Commission Meeting, 7:30 PM
18	December Meeting deadline*
22	Trustees Regular Business Meeting, 7 PM

December

7	Historical Society Meeting, 7 PM
13	Trustees Regular Business Meeting, 7 PM
20	Trustee Workshop Meeting, 8:30AM Planning Commission Mtg. in Troy, 7:30 PM**
22	Board of Zoning Appeals Meeting, 6:30 PM Zoning Commission Meeting, 7:30 PM
27	Trustees Regular Business Meeting, 7 PM

Zoning Code Update

Bethel Township recently finished up a five month process to update Article 30 – General Regulations of the Zoning Resolution. The process consisted of two workshop meetings with the Zoning Commission and a public hearing with the Zoning Commission, Bethel Twp. Trustees and the Miami County Planning Commission. The changes included areas regulating accessory structures, fences, residential handicap ramps and residential storage of commercial vehicles.

Over the next several months the Township will continue to update areas of the Zoning Resolution. With the recent adoption of the Comprehensive Land Use Plan there will be several areas that will need reviewed to make the Zoning Resolution as efficient as possible.

Help Wanted: Volunteer Boards

Bethel Township currently has openings for several volunteer positions within the township.

- Alternate to Bethel Zoning Commission, one year term.
- Alternate to Bethel Board of Zoning Appeals, one year term.

Time needed for these positions is approximately 2 to 4 hours per month for case preparation—review documents, visit site, review applicable section of zoning code and then one monthly meeting, typically 1 to 2 hours in length. If there are no cases, then the board does not meet.

Interested applicants should contact Mike Gebhart at michael.gebhart@betheltownship.org or Andy Ehrhart @ andy.ehrhart@betheltownship.org or call 845.8472 by January 14, 2011.

From the Road Department

As you are reading this, we are right in the middle of the 2010-2011 snow plowing season. The Road Department asks that residents and drivers help us by doing the following:

1. Do not place objects near the roadways that could potentially be struck during snow and ice removal.
2. Do not pass a snow plow unless absolutely necessary.
3. Allow plenty of stopping distance; don't follow the plow trucks too closely. This also reduces the chances of lose material hitting your vehicle.
4. Never assume that the snow plow operator can see you. Every truck has blind spots.
5. Consider delaying non-essential travel until after the roads have been cleared.
6. Keep your head lights on low beam.
7. When using a snow blower, shovel or plow to clear your driveway, do not push the snow out into the street. This can create a danger to motorists.
8. To avoid clearing your driveway entrance repeatedly, wait until the plow trucks has completed clearing the roadway. Pile snow to the left side of drive as you face your house, specifically when clearing near the road. This will prevent the plow from dragging the snow back across your driveway apron.