

Board of Trustees

Gary Biggs

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Beth van Haaren

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Administrator/Fire Chief

Andy Ehrhart

Assistant Fire Chiefs

Josh Schiebrel

Jay Zimmerman

Planning & Zoning

Jeff Green

Lead Road Worker

Robert Yocum

Township Offices
8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

Phoneton Water Project

Bethel Township, in conjunction with Miami County Sanitary Engineering and Access Engineering has completed the engineering and design work on the Phoneton Water Project. This project will extend the waterline from Brandt to Phoneton. For a detailed look at the route, please see the picture below. The engineering cost of this project is \$177,000 which the township has paid for, in entirety, using money from the 3.8 mil Levy Fund. The construction portion of the project is estimated at \$2.5 million. To offset this amount and reduce the cost of the assessments, the township has contributed \$1 million from the 3.8 mil Levy Fund. The project was fortunate to receive a \$400,000 grant from the Ohio Public Works Commission (OPWC). The remaining \$1.1 million which will be paid immediately after construction by a \$200,000 0% OPWC loan and a \$900,000 loan from the Ohio Water Development Authority (OWDA) which has a low interest rate, to be determined when the final bid is received. Historically, it has been less than 2%. The two loans will be repaid through property assessments. The 153 properties that will benefit from the water will be assessed no more than \$8000, to be paid back over 20 years. If you have questions about the assessments, please contact Doug Evans at MCSE at 440-5653.



2.1 mil Road Levy Fails

This past November, a 2.1 mil Road & Bridge Levy did not pass. What does this mean for our township roads? Frugal spending combined with conservative estimating suggest that the township, with current funding, can repave one mile of road approximately every three to four years. This makes the “paving cycle” for all 25 miles possible only every 75-100 years. **We will continue to work with the funds that we have, crack sealing and patching will become more frequent and re-paving of roads less frequent.**

The trustees are very conscious of the need to keep taxes as low as possible. Every effort is made to reduce costs and to keep expenses at a minimum. With the substantial loss of annual tax revenue to the general fund (both state and local) over the last few years, combined with the increase in asphalt, salt, insurance, salaries, vehicle and fuel costs, we will continue to do the best job we can to maintain the integrity and safety of our roads and our community with limited funding.

Road	Length (feet)	Year Paved	Paving Estimate	Year most likely to pave
Flick	4921	1981	\$109,325	2027
Eastland	1855	1990	\$41,211	2024
Westland	2037	1990	\$45,254	2024
Overlook	233	1990	\$5,176	2024
Newbury	2412	1991	\$50,022	2021
Windham	2402	1991	\$49,815	2021
Winterhill	1016	1991	\$21,071	2021
East Haskett	2558	1992	\$56,829	2018
West Haskett	2558	1992	\$56,829	2018



Zoning Update

Zoning Certificates Issued:

ZC-27-15	7730 Windham Rd	Addition to Accessory Structure
ZC-28-15	5781 Scarff Rd	Accessory Structure
ZC-29-15	4144 Rudy Rd	Addition to Residence
ZC-30-15	5190 Westland Dr.	Addition to Residence
ZC-31-15	7490 SR 201	6x8 Sign
ZC-32-15	7140 Dayton Brandt Rd	Pole Barn
ZC-33-15	2500 US 40	Pole Barn
ZC-34-15	5285 Eastland Dr	Detached Garage

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Bethel Township Zoning Commission (ZC) did meet in October to review the following case:

Case ZA-03-15: A request from Bethel Township Trustees to amend Article 36 (sign regulations) of the Bethel Township Zoning Resolution. **Approved 4-0**

The Bethel Township Zoning Commission (ZC) did not meet for the month of November. The Bethel Township Zoning Commission (ZC) did meet in December to review the following case:

Case ZA-04-15: A request from Dennis Swartzbaugh, 8355 Flick Rd to split off and rezone 5 acres from 38.92 acres at property located at 8355 Flick Rd Tipp City Ohio, 45371 from A-2 General Agriculture to A-1 Domestic Agriculture on ground used for agricultural and residential purposes. The property is identified as Miami County Parcel ID # A01-045000. **Approved 5-0**

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals (BZA) did meet in October to hear the following case:

Case V-09-15: A request from David BaumGardner of 7114 US 40, Tipp City, OH 45371. The applicant requests a decrease in the side yard setback from the required twenty (20) feet to ten (10) feet located at 7114 US 40, Tipp City, OH, 45371. The property is identified as Miami County parcel ID # A01-052250. **Approved 3-0**

The Bethel Township Board of Zoning Appeals (BZA) did meet for the month of November to hear the following case:

Case V-10-15: A request from Gordon Wells of 5206 Summerset Dr, Tipp City, OH 45371. The applicant requests a decrease in the required road frontage from one hundred and seventy five (175) feet to seventy (70) feet of road frontage and a decrease in the required size of a lot from thirty two thousand five hundred (32,500) sq. ft. to twenty three thousand five hundred (23,500) sq. ft. located at 9060 SR 202, Tipp City, OH, 45371. The property is identified as Miami County parcel ID # A01-086204. **Approved 5-0**

The Bethel Township Board of Zoning Appeals (BZA) did not meet for the month of December.

The BZA meets on the fourth Thursday of the month at 6:30 p.m. in the Bethel Township Meeting Room, the Zoning Commission meets immediately afterwards at 7:30 p.m. 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.



Fire and EMS 2015:

10/1/15 –12/21/15 EMS 65 Fire 35 Total 100

Runs from 1/1/15—12/21/15: EMS 391 Fire 149 Total 540

Compared to 2014

EMS 433 (-10.7%) Fire 159 (-6.7%) Total 592 (-9.6%)

Winter Road Tips

The winter months are upon us and so far this season we have had unseasonably warm weather. The prospect of snow and ice seems very remote. However, it is Ohio and we all know that cold weather, icy roads and snow are to be expected. During snow and ice storms, the Bethel Township Road Department makes every effort to keep roadways as safe as possible for drivers. Please note that in an effort to reduce costs, we will not plow between the hours of 1 a.m.—5 a.m. unless storm conditions dictate otherwise.

Plowing Responsibilities

The Bethel Township Road Department maintains approximately 25 miles of the 75 miles of roadway within the township. Other government agencies or private concerns maintain the other 49 miles.

- The Ohio Department of Transportation (937) 339-1921 maintains all state routes: 201, 202, 40 and 571.
- The Miami County Engineer's Office (937) 440-5656 maintains County roads: Studebaker, Rudy, Ross, Scarff (north of New Carlisle Road), Palmer and Dayton-Brandt
- Mobile home parks have streets maintained by the owners of the park.

Business Spotlight— Concrete Sealants

For over 40 years Concrete Sealants has been producing quality products for the construction and infrastructure industries. Located at 9325 SR 201, Concrete Sealants was founded in 1970, by Robert Haman, Sr. In 1997, it was purchased by Howard Wingart and his wife, Cindy Haman Wingert (Robert's daughter). Concrete Sealants now employs approximately 70 people and operates 16 hours a day with 2 shifts.

Offering their customers a full line of top-quality products, they are widely recognized as a first-line extruder/ compounder of sealants, wraps, coatings, primers, mastics, lubricants and form release agents for the concrete industry. Mr. Wingart states that they "now have a worldwide market with distribution on every continent except Antarctica." Products are used in such applications as highway construction, sewer systems, tunnels, and even coating of vaults in the burial industry. At this time Concrete Sealants does not offer retail products.

With the business passing down to the second generation with the purchase in 1997, a third generation Jesse Wingart (son of Howard and Cindy) is poised to lead Concrete Sealants well into the future. For more information, please visit their website at www.conseal.com.



Friendship Park Gets New Bathroom

A new bathroom is nearing completion at Friendship Park. The bathroom has both men's and women's facilities as well as an outside drinking fountain. The project was started in October and is only waiting on the exterior doors to be finished. It will open up for full operations in the spring of 2016. The bathrooms will be open from approximately April 1st thru October 1st each year and will be closed and winterized November through March. Care was given to make sure quality materials were used during construction to keep maintenance costs low.



"This bathroom opens up opportunities for a multitude of activities to take place in the park" stated Andy Ehrhart, Bethel Township Administrator. Currently there is a baseball/softball diamond and playground equipment located in the park. "We want to be able to apply for grants to add a few things to the park, such as a walking trail and exercise stations. Providing proper facilities was a big first step." Ehrhart said. The park was constructed with the assistance of a \$36,000 Community Development Block Grant (CDBG). The remainder of the funds came from the 3.8 mil Levy Fund. Have suggestions for uses in the park? Contact Township Administrator Andy Ehrhart at 937-845-8472.



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

Bethel Township Trustees

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CALENDAR OF EVENTS

VISIT US ON THE WEB AT WWW.BETHELTONNSHIP.ORG

Or like us on Facebook— Bethel Township, Miami County, Ohio

January

- 6 Historical Society Meeting, 7 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 18 Martin Luther King Jr. Day—Township Offices are closed
- 19 Co. 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

February

- 3 Historical Society
- 9 Trustees Regular Business Meeting, 7 PM
- 15 President’s Day—Township Offices are closed
- 16 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 23 Trustees Regular Business Meeting, 7 PM
- 25 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 Co. 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

Please note:

The Board of Trustees meets in Workshop Session on the 1st and 3rd Tuesdays of each month @ 8:30AM in the Township Building in Brandt. Please check the Township’s website at www.betheltownship.org for Workshop Session cancellations.

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