

Board of Trustees

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Township Offices

8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

Drainage Issues in the Township

Rainfall in our area was above average in 2017, 2018 and so far for 2019 as well. The upside of all this rain is that it is replenishing the Great Miami Buried Valley Aquifer, where many Bethel Township residents get their drinking water. The downside is that many properties in the Township are having drainage problems. Some of the storms have simply been too much for the existing tile and ditch systems (many of which are over 50+ years old) to handle; causing them to collapse or erode. In addition, ground saturation as a result of long periods of rain makes it difficult for the surface water to permeate and be absorbed into the soil; sometimes natural and/or man-made obstructions change the natural water course; sometimes intentional diversion of the natural water course causes problems. Private drainage problems have been brought before the Township Board of Trustees by private landowners seeking resolution of the problem by action of the Township Trustees and commonly expecting the township to bear the cost and expense of correcting the problem. Bethel Township takes these concerns very seriously as they can damage property and affect property values. However, not all of these issues can be corrected with the intervention of the Township.



As a Township we must look at drainage issues in two ways: issues that affect Township roads and private property drainage issues. The Township has the authority and obligation to maintain Township roads which includes excessive pooling of water or water flowing across a roadway. We do this by making sure the culvert and ditches are maintained as well as proper grading of the road surface. Private property drainage issues, from a Township perspective, are anything outside of that road right of way. Most of the complaints we receive are about standing or flowing water that do not impact the roadway. In this case landowners are often referred to either the Miami County Commissioners or Miami County Soil and Water Conservation District. The reason for this referral is that the Township is NOT granted any authority to construct or maintain ditches or piped storm water on private property. The remedy for this situation is called a ditch petition and is exclusively handled by one of those two Miami County agencies.

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Recycling Center to close on August 30, 2019

Due to increased costs, the Bethel Township recycling center will close on August 30, 2019. In 2013, the township paid \$3,169 for Waste Management to handle our recycling for the year. In 2018, the cost was \$7,912 and we are on track to spend \$9,274 for 2019. The market for recyclables has changed drastically since January 2018, when the biggest buyer, China, made the decision to no longer accept plastics and mixed paper. We will continue to search for an economically viable recycling service to replace Waste Management. Township residents can still take their recycling to the Miami County Transfer Station located in Troy at 2200 N County Road 25 A. Their hours are **Monday through Friday** from 6:00 am to 6:00 pm and **Saturday** from 7:00 am to 2:30 pm. They are closed on Sundays and holidays. The recycling center was well used and we hope to find a cost effective replacement for it soon.



Zoning Update

Zoning certificate applications since May 2019

ZC-11-19	4025 Lisa Dr.	Addition to business building
ZC-12-19	TBD ST RT 201	New commercial building
ZC-13-19	7825 S Newbury Rd.	Aboveground pool
ZC-14-19	7336 E ST RT 571	Accessory building
ZC-15-19	6150 E Studebaker Rd.	Attached garage/accessory shed
ZC-16-19	7205 ST RT 571	Attached covered patio
ZC-17-19	4415 S Scarff Rd.	Utility shed
ZC-18-19	7794 ST RT 571	Addition to residence
ZC-19-19	9470 S Sullivan Rd.	Accessory building
ZC-20-19	4805 ST RT 571	Accessory building
ZC-21-19	7544 S Dayton-Brandt Rd.	Accessory building

Board of Zoning Appeals (BZA) cases since May 2019

V-02-19	9470 Sullivan Rd.	Accessory building closer to lot line & residence than allowed, & partially in front of residence (Approved)
V-03-19	8494 Flick Rd.	New house to be built behind existing accessory buildings (Approved)
V-04-19/V-05-19	7755 ST RT 571	Parcels smaller than required (Approved)
V-06-19	8955 Bellefontaine Rd.	Road frontage less than required (Approved)
V-07-19	8955 Bellefontaine Rd.	Existing residence closer than 20 feet from existing property line (Approved)
V-08-19	8955 Bellefontaine Rd. (Bordering)	Parcel less than two acres (Approved)
V-09-19	6845 Studebaker Rd.	Accessory buildings in front of residence (Approved)
CU-03-19	8494 Flick Rd.	Second residence on parcel (Approved)
CU-04-19	5370 ST RT 571	Events on a B-2 parcel (Approved)
CU-05-19	5370 ST RT 571	Events on an A-2 parcel ((Approved)
CU-06-19	8955 Bellefontaine Rd. (Bordering)	Existing accessory building on a parcel without a primary residence (Approved)

Zoning amendment applications since May 2019

ZA-01-19	Agenbroad and Dayton Brandt Rds.	Rezoning 18.492 acres from A-2 to R-1AAA for eight building lots (Tabled)
ZA-02-19	8965 Bellefontaine Rd.	Rezoning and consolidating three residential lots into two. A variance and conditional use must be approved to complete the rezoning. (Approved with BZA approval contingency)
ZA-03-19	P&R Communications Tower (US 40)	Rezone 3 acres R-1AAA and 7 acres A-1 (Pending)

The ZC meets on the fourth Thursday of the month at 7:30 PM and the BZA meets on the fourth Thursday of the month at 6:30 PM in the Bethel Township Meeting Room when they have cases. Public notices for both the ZC and the BZA meetings are posted in the news section of the Township website at www.betheltownship.org, and in the Troy Daily News. Additionally, residents within 500' of the subject property are notified by first-class mail as per the Bethel Township Zoning Resolution and the Ohio Revised Code.

From the Fire Department



Fire & EMS YTD:

EMS: YTD: 229 April-June: 112

Fire: YTD: 74 April-June: 32

Summer Pool Safety Tip:

Always watch children when they're in or near water, and never leave them unattended. Designate an official Water Watcher, an adult tasked with supervising children in the water. That should be their only task – they shouldn't be reading, texting or playing games on their phone. Have a phone close by at all times in case you need to call for help, and if a child is missing, check the pool first.

Even if a lifeguard is present, parents and caregivers should still take the responsibility of being a designated Water Watcher. When any lifeguard chair is empty, the remaining lifeguards may not be able to see the entire pool and when lifeguards are seated in low chairs, their view can be blocked by patrons in the pool.

Drainage Issues in the Township (cont. from page 1)

Listed below are the actions that can be taken if you are experiencing drainage issues on private property.

- Private property owners are responsible, at their own expense, to clean and maintain all drainage ditches and natural water courses located on their land, to provide for the free flow of excess surface water and drainage across their property.
- A private landowner must take private legal action to correct or abate excessive surface water build up and drainage problems on their property, caused by an adjoining landowner's failure to clean and maintain drainage ditches and natural water courses on their adjoining property, or caused by an adjoining landowner's unreasonable use, alteration or diversion of excessive surface water drainage from their property onto neighboring property. The Township is not responsible to correct private drainage problems. Townships are only responsible for roadside ditching to maintain Township roads from flooding and erosion.
- Petition the County Commissioners to construct a new township ditch to address and correct surface water drainage problem, with the cost thereof to be apportioned between and paid by all area landowners benefitting from the township ditch improvement.

The Township and the Township Trustees welcome your calls about drainage issues and are always willing to come out and discuss the issue with you. The Township has helped facilitate several successful ditch petitions with multiple property owners over the last few years. While it may seem like a time consuming process, it can improve the drainage for all parcels.

Recreational Fire Reminders

Recreational fires must be

- No larger than 3 feet x 3 feet x 2 feet high.
- No longer than 4hrs in duration and no more 3 per week and attended at all times.
- A minimum of 25 feet from any structure and a minimum of 50 feet from any property line.
- Meet the requirements of any state or local "burn bans."
- Free from any of the materials listed below:
 - Garbage/Trash
 - Materials containing rubber, grease and asphalt or made from petroleum, such as tires, cars and auto parts, plastics or plastic coated wire; and
 - Dead animals—unless approved for control of disease by a governing agency



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.BETHELTONSHIP.ORG

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

August

- 7 Historical Society
- 13 Trustees Regular Business Meeting, 7 PM
- 20 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 29 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

September

- 2 Labor Day, Township Offices Closed
- 4 Historical Society Meeting, 7 PM
- 10 Trustees Regular Business Meeting, 7 PM
- 17 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

October

- 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 at 8:00 AM 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.