

Board of Trustees

Carolyn Wright

Beth van Haaren

Don Black

Fiscal Officer

Deborah A. Watson

Administrator/Fire Chief

Andy Ehrhart

Assistant Fire Chiefs

Josh Schiebrel

Jay Zimmerman

Planning & Zoning

Mike Arnold

Road Workers

Robert Yocum

Billy Mannheim

Township Offices
8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

Gary Biggs Retires as Trustee

On June 23, the township celebrated the retirement of Trustee Gary Biggs and his many years of service to Bethel Township. Gary served on the Board of Zoning Appeals for 10 years and was a Township Trustee for 5 1/2 years. Gary represents the very best of our community: honesty, hard work, loyalty and kindness. Thank you Gary, for your unwavering commitment and willingness to serve. We wish you all the best in retirement!



Fiscal Officer Deborah Watson, Trustees Carolyn Wright, Gary Biggs, Beth van Haaren and Township Administrator /Fire Chief, Andy Ehrhart

Don Black selected as new Township Trustee



Bethel Township Trustees are pleased to announce that Don Black has been selected to fill the trustee position vacated by the retirement of Gary Biggs. Don brings a wealth of experience to the Board of Trustees. Don has been the administrator of the Ohio Operating Engineers Training Program for the last 30 years and he also farms 300 acres. Additionally, Don has been a 4-H advisor and has served on the Miami County Fair Board since 2007. Don was sworn in on July 14.

Don and his wife, Debbie live on Singer Road. They have two daughters and three grandchildren. Please join us in welcoming Don to the Board of Trustees.

Election Information—Tuesday, November 3

Tuesday, November 3rd, voters in Bethel Township will head to the polls. There are no candidates for school board or township offices on the ballot. The Township has two Referendums for a Resolution by Petition on the ballot. Early voting begins at the courthouse in Troy on Tuesday, October 6 and continues until Monday, November 2. For specific information on dates and times for early voting, please visit the Board of Elections website: <https://www.boe.ohio.gov/miami/>

On Election Day, the voting locations in Bethel Township are listed below. The polls are open from 6:30 am to 7:30 pm.

- **Bethel West and South Central** vote at the new West Charleston Church of the Brethren - 4817 SR 202.
- **Bethel South East and East** vote at the First Baptist Church - 8870 SR 571.
- **Bethel Huber Heights A and B** also vote at the new West Charleston Church of the Brethren - 4817 SR 202. These precincts do **not** vote on township issues, but do vote on Bethel School issues and Miami County issues.

If you have additional questions about your precinct, your voting location or ballot language, please contact the Miami County Board of Elections at (937) 440-3900 during normal business hours.

Zoning Update

Zoning Certificate Applications June—September 2020

ZC-18-20 / 9360 Shroyer Dr / Above-Ground Pool
ZC-19-20 / 5901 SR 202 / Above-Ground Pool
ZC-20-20 / 8720 Flick Rd / Above-Ground Pool
ZC-21-20 / 6945 Pisgah Rd / Above-Ground Pool
ZC-22-20 / 5190 Eastland Dr / Pool and Pool House
ZC-23-20 / 7680 Windham Rd / Pool and Deck
ZC-24-20 / 5227 S ST RT 202 / Lean-to
ZC-25-20 / 9445 Wildcat Rd / Accessory Building
ZC-26-20 / 4285 Scarff Rd / Addition to Residence/Accessory Building
ZC-27-20 / 9933 E Haskett Ln / Addition to Residence
ZC-28-20 / 5165 US 40 E / New Residence
ZC-29-20 / Zugelder Storage SR 201 / Commercial Buildings (Extension)
ZC-30-20 / 9800 S ST RT 202 / Commercial Building
ZC-31-20 / 6990 Ross Rd / Accessory Building (Extension)
ZC-32-20 / 7615 Palmer Rd / Accessory Building Addition
ZC-33-20 / 6123 SR 202 / Inground Pool
ZC-34-20 / 6123 SR 202 / Accessory Building
ZC-35-20 / 4415 S Scarff Rd / Accessory Building
ZC-36-20 / 6556 S Scarff Rd / Accessory Building
ZC-37-20 / 6215 Ross Rd / New Primary Residence
ZC-38-20 / 8910 S Bellefontaine Rd / Accessory Building
ZC-39-20 / 7220 S Bellefontaine Rd / Accessory Building
ZC-40-20 / 4285 S Scarff Rd / Second Residence (CU and Variance Approved)
ZC-41-20 / 7114 US 40 / Commercial Building

Board of Zoning Appeals (BZA) Cases

V-05-20 / 5165 US 40 / Frontage (APPROVED)
V-06-20 / 8135 US 40 / 296 square feet over the maximum accessory building footage (APPROVED)
V-07/08/09-20 / 7515 SR 202 / Frontage and parcel size variances (APPROVED)
V-10-20 / 8910 Bellefontaine Rd / Accessory building square footage (APPROVED)
V-11-20 / 4285 Scarff Rd / Second residence smaller than required (APPROVED)
V-12-20 / 7115 Dayton-Brandt Rd / Accessory building larger than allowed (IN PROCESS)
CU-01-20 / 6165 SR 201 / Events (DENIED)
CU-02-20 / 4285 Scarff Rd / Second residence smaller than required (APPROVED)

Zoning Update continues on page 5.



Bethel Township Beggars Night

Thursday, October 29

6 pm—8 pm



Zoning Update, cont. from page 2

Zoning Commission (ZC) Cases

ZA-02-20 / 7045 E US 40 / R-1AAA to I-1 (DENIED)

ZA-03-20/ZA-04-20 / 6535 E Ross Rd / Two-lot split (APPROVED)

ZA-05-20 / 7110 E Agenbroad Rd / Four-lot split (APPROVED)

ZA-06-20 / 4060 S. Dayton-Brandt Rd / Two-lot split (APPROVED)

ZA-07-20 / 5635 Studebaker Rd / Split 41.37 acres into two: Parcel 1: 17 acres (A-1) and Parcel 2: 24.37 acres (A-2) (APPROVED)

ZA-08-20 / 6714 E SR 571 / Split a 10-acre parcel – 3.58 acres to R-1AAA and 6.46 acres to A-1 (APPROVED)

ZA-09-20 / 5418 SR 202 / Rezone and join two parcels A-2 to A-1 (ON HOLD)

ZA-10-20 / 9315 SR 202 / Rezone for parcel joins (ON HOLD)

ZA-11-20 / 4490 US 40 / B-3 and A-1 parcels rezoned I-1 and joined (Variance Required) (IN PROCESS)

ZA-12-20 / Studebaker Rd / A-2 parcel rezoned I-1 (IN PROCESS)

The Board of Zoning Appeals meets on the fourth Thursday of the month at 6:30 p.m. in the Bethel Township Meeting Room. The Zoning Commission meets @ 7:30 pm the same night and in the same location. 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 500’ of the requesting property are notified by first class mail as per the Bethel Township Zoning Resolution and the Ohio Revised Code.

Changes to Planning and Zoning

On October 16, Bethel Township will bid a warm farewell to Marty Caskey, who has been responsible for township’s Planning and Zoning since April, 2016. Before joining the township as a full time employee, Marty served on the Zoning Commission from 2009 to 2016. Marty and his wife Donna plan to enjoy their retirement to the fullest. Please join us in thanking Marty Caskey for all the time and energy he has given to Bethel Township over the years and wishing him well in retirement.

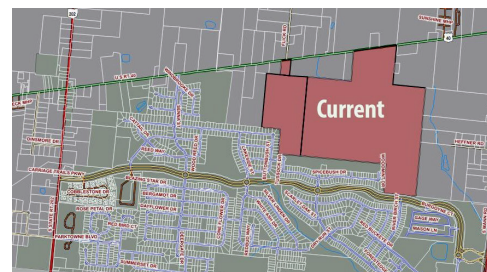
Replacing Marty in the same, but slightly expanded role of Planning and Zoning, will be Mike Arnold. Many of you will already know Mike in his role as a Firefighter/ EMT for the township. Mike has been with the department since 2004 and was promoted to Captain in 2019. In addition to planning and zoning, Mike will also take on the role and responsibilities of Fire Inspector. Mike will begin work the second week of October. Please welcome Mike to his new role.



Mike Arnold and Marty Caskey

Annexation Threats

On May 1, the Township Trustees were informed by the property owner, that 2 parcels, which are contiguous to Huber Heights, are under option to be purchased by a developer and annexed to Huber Heights. Since that time, we have discovered that it is four parcels, totaling 239 acres, these properties are between Brandt and Flick Road, south of US 40. The developer, DEC, which developed Carriage Trails, has the intent to place 700-900 homes on the acreage. The Township plans to object to this annexation in any way legally possible. We realize this is an important issue for all Township residents and we are committed to providing factual information as we receive it. You can find a map of the annexations to date, the last of which occurred in 2004, on our website. As we are all well aware of, annexation is still a very real threat and the Ohio Revised Code (ORC) makes it very easy for municipalities to annex unincorporated land (us!) and almost impossible for us to block it. If you wish to read up on the annexation process in Ohio, you can check out the ORC, chapter 709. If you have any questions or comments, please contact a trustee or the township office.





PRESORTED STANDARD
U.S. POSTAGE
PAID
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PERMIT #22

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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

October

- 7 Historical Society Meeting, 7 PM
- 13 Trustees Regular Business Meeting, 7 PM
- 20 Co. Planning Commission Mtg. in Troy, 7:30
- 22 PM Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 27 Trustees Regular Business Meeting, 7 PM
- 29 Beggar’s Night, 6 PM—8 PM

November

- 3 Election Day, 6:30 AM—7:30 PM
- 4 Historical Society Meeting, 7 PM
- 10 Trustees Regular Business Meeting, 7 PM
- 10 Public Hearing, 6:30 PM
- 17 Co. Planning Commission Mtg. in Troy, 7:30
- 19 PM Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 24 Trustees Regular Business Meeting, 7 PM
- 26 Thanksgiving, Township Offices Closed

December

- 2 Historical Society Meeting, 7 PM
- 8 Trustees Regular Business Meeting, 7 PM
- 15 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 17 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Christmas Eve, Township Offices Closed
- 25 Christmas Day, Township Offices Closed

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.
All meetings are subject to cancellation.