

Police and Fire Levy Updates.

In Bethel Township public safety is a top priority. We are very fortunate to have a dedicated Fire Department in our township and additional from the Miami County Sheriff's Department. The funding for these services comes from specific levies. The 4.9 Mill Fire Levy was first passed in 2017 and is up for renewal. The 1.0 mill permanent Police Levy will be on the ballot as a replacement levy, which means that the millage remains at 1.0 Mill but it is calculated on 2020 home values. The Trustees have decided to place both levies on the ballot in November.

Fire

Bethel Township has a long history of proud support for our Fire Department. Beginning as an all volunteer department in the 1950's, our Fire Department evolved to a paid on call department in the 1980's and, since 2014, is a 24/7 fully staffed station. With an out the door response time of under 90 seconds, our Fire Department averages almost 600 calls per year. All of our 29 parttime Firefighters are dual certified in fire and EMS (some are paramedics), which allows us greater flexibility in staffing the department, improved service to our residents and reduces costs.



The 4.9 Mill Fire Levy, which passed initially in 2017, funds all areas of our Fire and EMS department. It is used for salaries, trainings, equipment, fuel, gear, etc. To continue the level of service that residents desire, this levy is vital for the day to day functioning of our Fire Department. The trustees have decided to place this levy on the ballot for renewal in November, meaning no new taxes.

Police

Since the mid 1970's at least, Bethel Township has paid the Miami County Sheriff's Department for an extra 40 hours per week to be spent in the township. In 2000, Bethel Township voters passed a 1.0 mill permanent Police Levy. The levy generates approximately \$112,678 every year and it funds our contract with the Miami County Sheriff's Department.

Since 2014, the contract has cost more than the levy generates. For 2021, the cost of the annual contract, plus fuel and other costs is approximately \$120,000. Cost overages have been paid with funds from prior years, but now those funds have been depleted. The Township Trustees have decided to replace this levy. A replacement levy does not change the millage, but uses current home values, rather than those from 1999. The effective tax rate in 2019 for the current 1.0 mill levy is 0.679 mills.



If voters replace this levy in the fall, the 1.0 mill permanent police levy will be calculated using 2020 home values and will generate an additional \$46,000 per year. Depending on annual contract increases, the additional revenue should cover the police contract until at least 2035. The additional cost to a \$200,000 home will be approximately \$22.47 per year.

These levies will be on the ballot in the November election. The 4.9 Mill Fire levy is a renewal and the 1.0 Mill Police Levy is a replacement. If you have any questions or comments please contact a Trustee or Andy Ehrhart, Bethel Township Administrator.

Board of Trustees

Carolyn Wright

Beth van Haaren

Don Black

Fiscal Officer

Deborah A. Watson

Administrator/Fire Chief

Andy Ehrhart

Assistant Fire Chiefs

Josh Schiebel

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



Survey Responses

The township received 207 responses from the survey that was sent out the beginning of December. Below you will find the responses to the various questions. Not everyone answered every question, so not all responses tally 207. To see the full report, along with all comments, please visit our homepage @ www.betheltownship.org You will find a link to the full report.

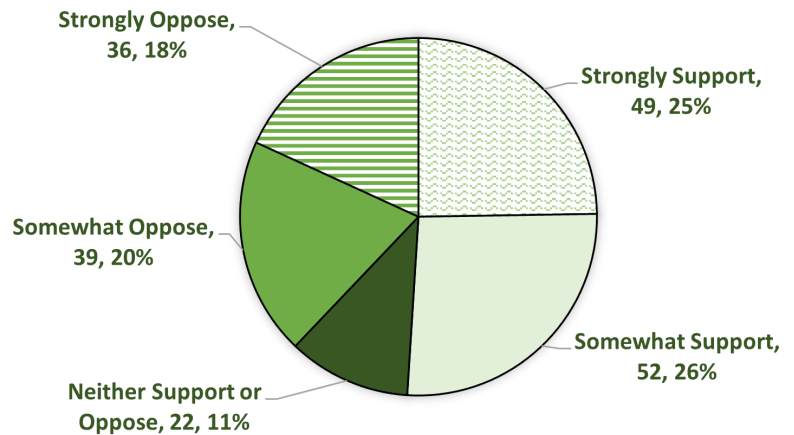
We have approximately 5000 residents in the township, so assuming that almost 4,000 are adults, we had about a 5% response rate.

18 people from the survey responses are willing to join a committee to work on revisions to the land use plan. If you are interested in joining the committee, please contact Andy Ehrhart @ (937) 845-8472 or email andy.ehrhart@betheltownship.org

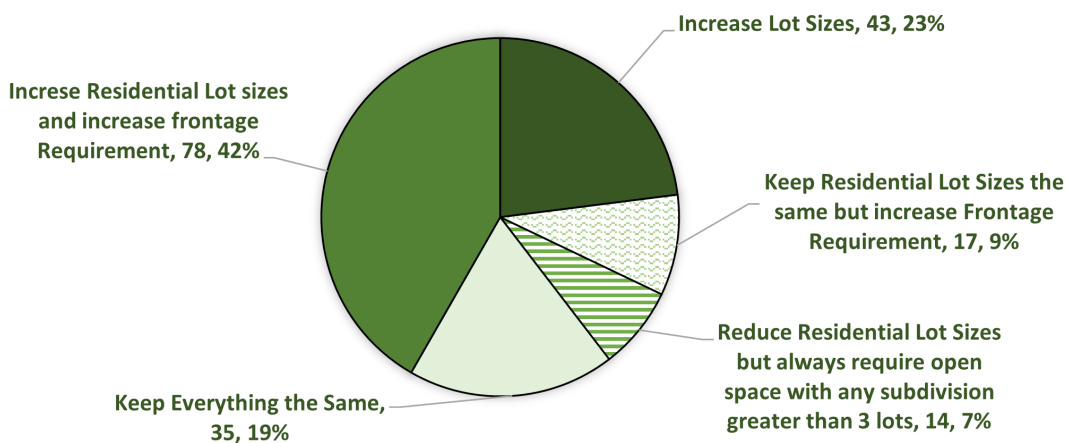
51 % of respondents either support or strongly support our current zoning code.

38% of respondents oppose or strongly oppose the current zoning code.

HOW MUCH TO YOU SUPPORT OR OPPOSE THE CURRENT ZONING CODE



WHAT WOULD YOU CHANGE ABOUT OUR CURRENT RESIDENTIAL ZONING CODE?

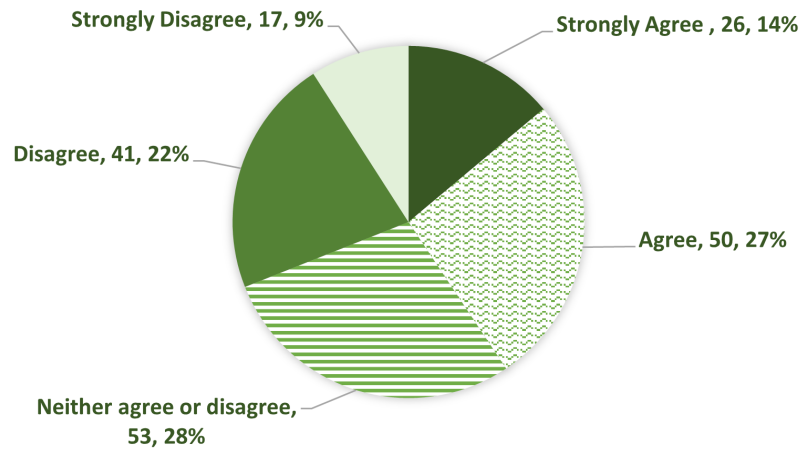


65 % would like to see residential lot sizes increased.

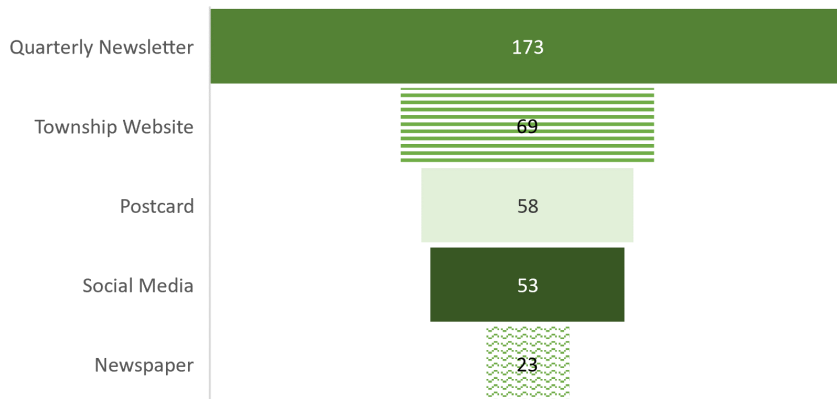
28% would like to keep everything the same or increase frontage requirement.

Survey Responses, continued

SHOULD MONEY FROM THE 3.8 MILL LEVY TO BE SPENT ON AGRICULTURAL AND CONSERVATION EASEMENTS AND LESS ON ROAD MAINTENANCE AND OTHER INFRASTRUCTURE PROJECTS?



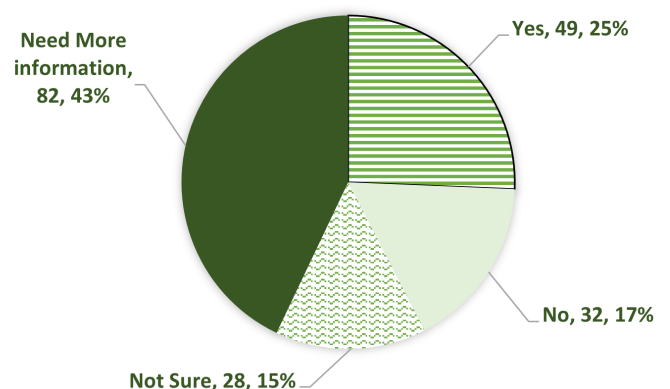
BEST WAY TO COMMUNICATE TOWNSHIP INFORMATION



The quarterly newsletter was, by far, the most preferred way to receive information about the township.

“Not sure” and “Need More Information” accounted for 58% of responses. There is an article in this newsletter about Conservation Development. We will continue to publish articles about this type of development.

TO PRESERVE MORE FARMLAND, WOULD YOU SUPPORT CONSERVATION DEVELOPMENT FOR LARGE PARCELS?



Zoning Update

Zoning Certificates Issued

ZC-01-21	6230 Agenbroad Rd	Residential
ZC-02-21	9345 SR 202	Accessory Building
ZC-03-21	9969 Palmer Rd	Accessory Building/Pole Barn
ZC-04-21	7080 E SR 40	Accessory building/car port
ZC-05-21	4545 S Dayton Brandt Road	Accessory Building/Addition on Garage
ZC-06-21	5445 Rudy Rd	Accessory Building/ Roof on Deck
ZC-07-21	4245 Scarff Rd	Accessory Building/Pole Barn
ZC-08-21	7125 Pigsaw Rd	Single family residential home
ZC-09-21	7211 Dayton Brandt Rd	Single family residential home
ZC-10-21	5685 Scarff Rd	Accessory Building/Pole Barn
ZC-11-21	5255 Winter Hill Ct	Accessory Building/Shed
ZC-12-21	2962 West Charleston Road	Pool

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Bethel Township Zoning Commission (ZC) met in regular session January to hear the following case:

Case: ZA-01-21: A request from Trevor Bean, 5263 Summerset Dr., Tipp City OH 45371, to rezone 50 acres presently zoned as A-2, General Agriculture, to A-1 Domestic Agriculture. Property is located at the southeast corner of US 40 and Palmer Rd. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#01-021100. Denied, 3-2

The Zoning Commission did not meet in February. The Zoning Commission will meet in regular session on March 25, 2021 at 7:30PM to hear the following case:

Case: ZA-02-21: A request from Michael Gutman, P.O. BOX 910, Piqua, OH 45356, to rezone 14.167 acres presently zoned as A-2, General Agriculture, to R1-AAA. Property is located at the North of Agenbroad and East and West of Dayton-Brandt Road. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#01-059300.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals (BZA) met in January, but was adjourned for lack of a quorum. The BZA met in February to hear the following cases:

V-02-21 5631 Scarff Rd Accessory building to exceed 10’ setback by 5’. Passed 4-0

V-03-21 7630 E SR 571 Garage in front of residence. Passed 4-0

The BZA will meet on March 25, 2021 at 6:30PM to hear the following case:

V-05-21 Parcel #A01-021100 Road frontage variance 175’ to 75’ on lots 2 and 3.

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.

Cemetery Cleanup

Spring clean up in all Township Cemeteries will start on April 1. All decorations must be removed by March 30. Decorations may be replaced in the cemeteries after May 1.

Any live flowers, artificial flowers or decorations may be removed by the Cemetery Crews when deemed unsightly, at anytime during the year or if they cause a problem with mowing and maintenance of the Cemetery.

7

The number of cemeteries Bethel Township maintains.

2

The number of active cemeteries we maintain.

4

The number of cemeteries in our township along SR 202.

Fire and EMS



Jan 1—March 8:
Fire 24 EMS 83 All Runs 107



Easter Egg Hunt - Saturday April 3

At Friendship Park in Brandt @ 10:30 am

The Easter Egg Hunt begins promptly @ 11 am

Ages—0 through 10 A section will be wheelchair accessible

Conservation Development

One of the questions in the recent survey mentioned “conservation development” and many people responded with “need more information” A conservation development is a type of “Planned Unit Development” in which the underlying zoning and subdivision ordinances are modified to allow homes to be grouped together on part of the site while permanently protecting the remainder of the site from development. This type of development provides larger areas of permanent open space and

can buffer houses from the road. Conservation design creates the same number of residential lots but in a smaller area. The remaining acreage is then put under a permanent conservation easement and can be farmed, left as open space or pastures or walking paths for recreational use can be added.



Typical Development

A 70 acre parcel with 15 lots, 3-7 acres each

Conservation Development

A 70 acre parcel with 15 lots, 3/4—1 acre each and 55 acres of open space



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Bethel Township Trustees

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CALENDAR OF EVENTS

VISIT US ON THE WEB AT WWW.BETHELTONSHIP.ORG

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

April

- 4 Easter Egg Hunt, 10:30 Friendship Park
- 7 Historical Society Meeting, 7 PM
- 13 Trustees Regular Business Meeting, 7 PM
- 20 Co. 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

May

- 5 Historical Society Meeting, 7 PM
- 11 Trustees Regular Business Meeting, 7 PM
- 18 Co. 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
- 31 Memorial Day, Township Offices Closed

June

- 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 if needed. Please check the Township’s website for Workshop Session cancellations.

www.betheltownship.org

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