

Board of Trustees

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Mike Arnold

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Billy Mannheim

Township Offices
8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

Land Use Plan Update

On Monday, August 2nd and Tuesday, August 3rd residents gathered to offer input on the existing Land Use Plan. JT Development Consulting, LLC was hired by the township to do a strategic review of the current Land Use Plan and to develop recommended updates and modifications to the Plan. The current Land Use Plan was adopted in 2009, and in keeping with generally accepted planning practices, was due for a periodic review and update. The consultants used a SWOT process (Strengths, Weaknesses, Opportunities and Threats) to gather citizen input.

The results are in. Based on input from approximately 60 residents over both evenings, it is recommended that these top 5 areas should be a primary focus the next phase of the Strategic Land Use Plan update:

1. Land Use Plan – Implementation and Accountability
2. Communication – Community Consensus
3. Infrastructure – Roads, Traffic, Utilities, Township Services
4. Quality of Life – Rural Character of the Township
5. Targeted Development – Clustering Compatible Uses

For a copy of the complete report, you can visit our homepage and click on the link on the top or stop by the Township office during the day and pick up a copy.

The next public input meetings will be held on Tuesday, October 5 and Wednesday, October 6 at the Fire Station in Brandt from 6:30 pm—8:30 pm. You only need to attend one meeting, the content will be the same. You can sign up for the meeting using the link at the top of our homepage or call the township offices and let them know which meeting you will be attending.



Election Information—Tuesday, November 2

Tuesday, November 2nd, voters in Bethel Township will head to the polls. There are 4 candidates for school board for three full term seats, 5 candidates for Township Trustee for two full term seats and 1 candidate for Township Trustee for one half term seat. The Township has two issues on the ballot: 1.0 mill Replacement Police Levy and 4.9 mill Renewal Fire Levy. Bethel Local Schools has two ballot issues and both are renewals.

Early voting begins at the courthouse in Troy on Tuesday, October 5 and continues until Monday, November 1. 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 Certificates Issued

ZC-28-21	5075 US RT 40	Pool
ZC-29-21	7630 E SR 571	Garage
ZC-30-21	6556 Scarff Rd	Pool
ZC-31-21	4108 Scarff Rd	Pool
ZC-32-21	7147 SR 201	Pole Barn
ZC-33-21	4390 Dinsmore Dr	Garage
ZC-34-21	7147 SR 201	Single Family New Construction
ZC-35-21	7105 New Carlisle Rd	Single Family New Construction
ZC-36-21	9185 S Palmer Rd	Pool
ZC-37-21	7490 SR 201	Pole Barn
ZC-38-21	4222 Rudy Rd	Pole Barn
ZC-39-21	6115 Pisgah Rd	Pole Barn
ZC-40-21	9161 SR 201	Addition
ZC-41-21	7533 SR 201	Car Port
ZC-42-21	Pisgah/Agenbroad	Single Family New Construction
ZC-43-21	7427 Singer Rd	Addition
ZC-44-21	6622 E SR 571	Single Family New Construction
ZC-45-21	6116 SR 571	Single Family New Construction
ZC-46-21	4420 SR 202	Garage
ZC-47-21	4374 US RT 40	Pole Barn
ZC-48-21	7455 S Dayton Brandt	Pole Barn

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.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Zoning Commission met in regular session on June 24 at 7:30PM to hear the following case:

Case: ZA-05-21: A request from Joe Roller, to rezone 4 parcels presently zoned as A-2, to I-1. Parcels are currently vacant lots. This zoning request is not out of character for this area. **Approved 3-0**

The Zoning Commission did not meet in July, they met in regular session on August 26 to hear the following case:

Case: ZA-06-21: A request from Brandt Boat and Storage at 8755 SR 201, to rezone a 2.83 acre lot presently zoned half A-2, and the other half I-1. Intention on combining A-2 half of the parcel with the already zoned I-1 half of the parcel to extend Storage facility lot. Parcel is currently a vacant lot. **Approved 3-0**

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals (BZA) met on June 23 to hear the following cases:

Case: V-09-21: A request from Anthony Fraley, 7525 Ross Rd Requestion a variance for location of their shed. Due to layout of property, the shed was placed in front of the residence. **Approved 3-0**

Case V-10-21: A request from Dwayne Bean, 4390 E. Dinsmore Dr., Requesting a variance for a Pole Barn, 80 sf larger than allowed 1400 sf for accessory building. **Approved 3-0**

Case V-11-21: A request from Thomas Tressler, 7630 E. SR 571. Requesting a variance for an Accessory Building 2000sf larger than allowed 2000 sf for accessory building. **Denied 3-0**

Case V-12-21: A request from Daniel Brunson, 8160 S. Palmer Rd Requesting a variance for an Accessory Building/ Garage placed in front yard set back. **Approved 3-0**

Case V-13-21: A request from Laura Cremeans, 9315 SR 202. Requesting a variance for Road frontage (167'/200') and for a pre-existing garage that sits 5 feet in side setback. **Approved 3-0**

The Bethel Township Board of Zoning Appeals (BZA) met in July to hear the following cases:

Case CU-3-21: A request from Elias and Carly Schlecty 7085 SR 202 Requesting a "Home Occupation" conditional use permit for a landscaping business. Current zoning A-2. **Approved 4-0**

Case V-15-21: A request from Bethel Local Schools, 7490 SR 201 Requesting a parking variance for a reduction in drive and parking lot aisle width from 25' to 24'. Current zoning A-2 **Approved 4-0**

The BZA met on August 26, 2021 at 6:30PM and heard the following cases:

Case V-16-21: A request from Joe Roller 2288 Grange Hall RD Beaver creek, Oh 45431. Properties located at 4180,4200, and 4230 Gibson Dr. Requesting a variance for each parcel for road frontage and total acreage **Approved 3-0**

Case V-17-21: A request from Gregory Drown 6116 E SR 571 Tipp City, OH 45371. Requesting a Variance for road frontage. Current road frontage 122'. **Approved 3-0**

Fire/EMS



Fire Runs	
June 13—Sept 12:	
Fire 39	YTD: 100
EMS 151	YTD: 354
All Runs 190	YTD: 454

The last weekend in August, 25 Bethel Firefighters as well as some from Casstown & Christiansburg, did hands on training in a specially equipped trailer, known as a Fire Blast Simulator, to replicate a burning home. Wearing their complete fire gear, crews practiced their firefighting skills. Temperatures inside reached up to 400 F!

We are very proud of our Bethel Firefighters & their dedication to continuous learning - improving emergency response for our community. The trailer is owned by the City of Findlay but is available for departments to use for training, at no cost.

Fire/EMS Firefighter Wellness

In today's tight economy, supporting and retaining a highly skilled workforce is critical to maintaining high quality services. At the township, we recognize that our Fire Department is a service that our residents rely on in times of need, and we have invested both time and resources in training and equipping our crews.

In addition to hands on training and equipment, we are focusing efforts on improving both the physical and mental health of our crews. To improve physical wellness, the Fire Department is working with Kettering Health Network to design a fitness program to increase wellness and reduce the potential for injury.



Trustee Carolyn Wright and Township Administrator/Fire Chief Andy Ehrhart discuss the Mental Wellness Plan.

To improve mental wellness the Fire Department, working with Trustee Carolyn Wright, has rolled out a Mental Health Initiative, focused on addressing the impact of trauma on first responders. The statistics from the Firefighter Behavioral Health Alliance are stark and sobering:

- ◆ First Responders are five times more likely to be affected by PTSD than civilians.
- ◆ There are 30% more first responder fatalities from suicide than line of duty deaths.

The Bethel Township Mental Health Initiative is focused on exploring best practice programs across the state to develop a program that includes crisis debriefing, peer support and access to evidenced based trauma treatment for crew members who have been impacted by difficult calls. Chief Andy Ehrhart has shown real leadership in this work and continues to advocate tirelessly for the men and women who respond when we call. We are proud to support our First Responders, and grateful for their service.

The 4.9 mill Fire/EMS Levy is on the ballot in November as a RENEWAL

The 4.9 mill Fire/EMS Levy is on the November ballot as a renewal. **No new taxes.** In November of 2016 Bethel Township Voters approved an increase to the previous 2.0 mill levy. This increase allowed the Fire Chief to change the staffing model from a volunteer program with small stipends to a part-time model with crews paid hourly to be in the station 24 hours a day. This allowed us to better our response times, ensure on-duty personnel and ultimately provide better service to you, the residents.

This levy pays all the wages for our fire department personnel. We have 29 part-time dual certified Firefighter/EMS first responders. In 2020, this levy generated \$678,664.06 and payroll costs were \$577,972.26. The remainder is set aside for capitol purchases such as firetrucks, ambulances, and equipment. Equipment costs can be very expensive. For example, in 2019 the Fire Department purchased a new medic unit at a cost \$220,000.00. Currently Paramedic Firefighters earn \$15/hr and Basic EMT/Firefighters earn \$13/hr.



PRESORTED STANDARD
U.S. POSTAGE
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TIPP CITY, OH
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CALENDAR OF EVENTS

VISIT US ON THE WEB AT WWW.BETHELTONNSHIP.ORG

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

October

- 3 Fire Department Open House 1 PM—3 PM
- 5 Land Use Plan Meeting 6:30 PM—8 PM
- 6 Land Use Plan Meeting 6:30 PM—8 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 19 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 21 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 26 Trustees Regular Business Meeting, 7 PM
- 28 Beggars Night, 6 PM—8 PM

November

- 2 Election Day, 6:30 AM—7:30 PM
- 9 Trustees Regular Business Meeting, 7 PM
- 16 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 23 Trustees Regular Business Meeting, 7 PM
- 25 Thanksgiving, Township Offices Closed
- 26 Thanksgiving Holiday, Township Offices Closed

December

- 1 Historical Society Meeting, 7 PM
- 14 Trustees Regular Business Meeting, 7 PM
- 21 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 23 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 28 Trustees Regular Business Meeting, 7 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.

Oct. 13 - Candidates and Ballot Issues Night in Bethel Hall at Bethel Local Schools, 7pm - 8:30pm