

CURRENT

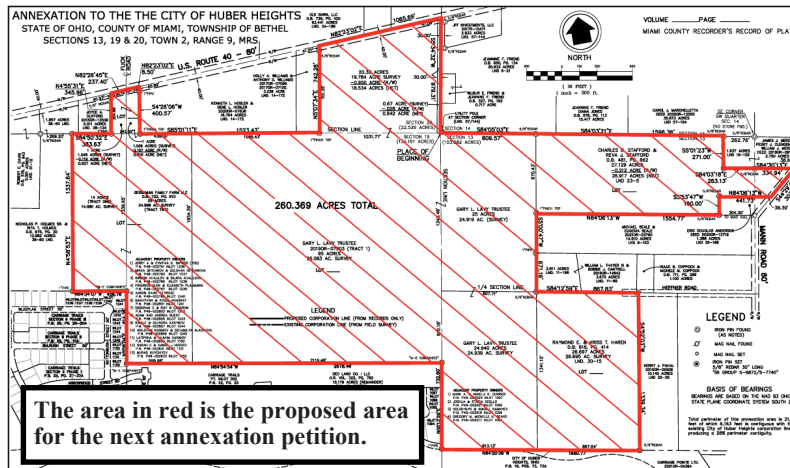
Bethel Township Trustees

Annexation Update

On November 17, the Miami County Map Department received a new annexation map for their review. This is NOT an annexation petition, but it is a step in the process. As you can see in the map below, an additional parcel has been added, for a total of 260 acres. As we have stated before, annexation rules in Ohio completely favor municipalities and townships have very few options to oppose these land grabs. All these properties are in our facilities planning area and we do have sewer infrastructure to service the potential development.

You may remember that on 9/13, Bethel Township was served a Type II Expedited petition for annexation for 233 acres. On 10/28, the Miami County Commissioners voted unanimously to deny that petition on the basis of ORC 709.023 section C and ORC 709.023 section E, subsection 7. Those sections of the Ohio Revised Code refer to what the Huber Heights would provide: buffers separating the annexed territory and the adjacent land remaining within the township, and streets or highways that would be divided or segmented by the boundary line. Instead of appealing this decision, it appears that the developer will choose to file a new petition. The new petition will most likely also be a Type II expedited petition, meaning that all the property owners in the territory agree to be annexed. If all the seven conditions of a Type II Expedited petition are met, the County Commissioners can not deny the petition and it does not require consent of the municipality or the township.

In a Type II Expedited annexation the territory annexed shall not, at any time, be excluded from the township. The annexed area, thus, remains subject to the township's real property taxes. The only exception to this rule is if the city and township have entered into an annexation agreement or a cooperative economic development agreement that would allow such exclusion or removal from the township. At this time, the township has no agreement with Huber Heights. As this process continues, we will do our best to keep the public up to date.



Trustee Carolyn Wright

Please join us in thanking Township Trustee Carolyn Wright for her four years of service to the township. We appreciate all her hard work and enthusiasm for making sure that the township ran efficiently and effectively. As a trustee, Carolyn managed the township's Facebook and Instagram pages and worked with the Fire Department to implement a mental health wellness program for our first responders in addition to the day to day trustee duties. We wish her all the best as she moves on to her next role.



Trustee Julie Reese

Please join us in welcoming Julie Reese to the role of Township Trustee. Julie will be sworn into office in January. Julie most recently served on the Bethel School Board and as a member of the Zoning Commission.

Board of Trustees

Beth van Haaren

Don Black

Julie Reese

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



Zoning Update—Zoning Certificates Issued

ZC-49-21	4133 Lisa Dr	New Construction
ZC-50-21	7730 Ross Rd	New Construction
ZC-51-21	8182 SR 201	Addition
ZC-52-21	9195 SR 201	New Construction
ZC-53-21	7180 Ross Rd	Addition
ZC-54-21	4150 Gibson Dr	New Construction
ZC-55-21	4242 E Ross Rd	Temp Residence
ZC-56-21	4490 US RT 40	Addition
ZC-57-21	6555 SR 202	Addition
ZC-58-21	9263 Shroyer Rd	New Construction
ZC-59-21	US RT 40	New Construction
ZC-60-21	2380 West Charleston	New Construction

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.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Zoning Commission met in regular session on October 28 at 7:30PM to hear the following case:

Case: ZA-07-21: A request from Lo-Man Rods LLC 8970 SR 201 Tipp City, Oh 45371, to rezone parcel A01-048253, a 3.20 acre lot presently zoned half A-2, and the other half I-1. Intention on combining the two halves making it completely I-1. Zoning request is not out of character for this area. **APPROVED 5-0**

The Zoning Commission did not meet in September, November, or December this year.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Board of Zoning Appeals (BZA) met in in regular session on September 23, 2021 to hear the following case:

Case: V-14-21: A request from Jason McCoy PO BOX 147 of Tipp City, Oh 45371. Requesting property located at 4150 Gibson Dr, Tipp City, Oh 45371 requesting a variance for road frontage (125’/200’) and total acreage (.72 of required 2 acres). The property is identified as Miami County Parcel ID #A01-085385. **APPROVED 3-0**

The Board of Zoning Appeals (BZA) met in in regular session on Oct 28, 2021 to hear the following case:

Case: V-18-21: A request from Robert Adams 2500 US RT 40 requesting a variance for a 2,400 sf Accessory Building. Total acreage of 8.12 allows 3,200 sf of accessory structure, applicant has received a variance for 1,600 sf and is requesting an additional 2,400 sf. The property is identified as Miami County Parcel ID #A01-001625. **APPROVED 2-1**

The Board of Zoning Appeals (BZA) met in in regular session on November 18, 2021 to hear the following cases:

Case: V-19-21: A request from Paragon Development Group, LLC 9292 Tipp City, Oh 45371, for a variance to Zoning Section 12.05, Lot Development Standards. Section 12.05 requires a 20-foot side yard setback and are requesting 3.63 – 4.0 ft from property line. Miami County Parcel #A01-014400. **APPROVED 3-0**

Case: CU-04-21: A request from Blaine A Bowman 6575 S County Road 25A Tipp City, Oh 45371, for a Conditional Use for Miami County Parcel #A01-071850, a 60.357 acre lot located at 5574 SR 202 Tipp City, OH 45371 and presently zoned A-2. Requesting use for the storage of recreational vehicles and construction equipment. Current use is farmland. **CASE CU_04-21 TABLED TIL JANUARY 27, 2022**

The Board of Zoning Appeals will meet on December 20, 2021 in the Bethel Township Meeting room to hear the following cases:

Case: CU-05-21: A request from Eldar Mamedov at 16506 SE Crest Ct, Portland OR for a Conditional Use for “Motor Freight Depot” for property located on Wildcat Rd, 4180, 4200, and 4230 Gibson Dr, Tipp City, OH 45371. The property is a combination of 4 adjoining parcels totaling 17.94 acres all zoned I-1. Miami County Parcel ID#’s A01-008350, A01-085386, A01-085387, and A01-085388.

CASE CU-06-21: Mirza Geydarov of 2783 Blueflag St Tipp City, OH 45371, requesting two conditional uses for property located on Lisa Dr in Tipp City, OH 45371. Conditional Use for a Trucking Transfer Terminal, and for Truck and Heavy Equipment Service. Miami County parcel ID #’s A01-087289, A01-085367, and A01-087290. Property currently I-1.

Fire/EMS



Fire Runs		
Sept 13—Dec 13		
Fire	39	YTD 139
Medic	152	YTD 505
Total	191	YTD 644

In November, Bethel Township Trustees voted to use a portion of our American Recovery Plan (ARP) funds on Hazard Pay bonuses of \$2,000 for our first responders. Additionally, the trustees also voted to use the ARP funds to provide hazard pay of \$2 per hour worked for the next three years to fire department personnel. Our EMT's are will now make their base pay of \$13.00 per hour with an additional \$2.00 an hour hazard pay for a total of \$15.00 an hour. Paramedics are at a total of \$17.00. While the guidelines for using the ARP funds are still being finalized, both of these uses are permitted.

Help Wanted

Bethel Township is looking for volunteers to sit on the Board of Zoning Appeals and the Zoning commission. The Board of Zoning Appeals and the Zoning Commission both are made up of five volunteers appointed by the Board of Trustees to serve five-year, overlapping terms. The Ohio Revised Code specifies the powers that each Board has.

The Board of Zoning Appeals has the power to decide appeals, make interpretations of the Zoning Resolution, grant requested variances, and approve conditional uses. For example, if a property owner wants to build an outbuilding that is larger than the square footage allowed in the zoning code, the application will be heard by the Board of Zoning Appeals. The BZA looks at the case, evaluates multiple factors and votes to approve or deny the request.

The Zoning Commission makes recommendations to the Township Trustees on changes in zoning districts or boundaries, reclassifications of property, and amendments to the Zoning Resolution. One example would be a property owner wishes to rezone a portion of their property from agricultural to residential. This change will be heard by the Zoning Commission and also the County Zoning Board and finally, the Township Trustees. A re-zoning is a multi-step process.

If you are interested in volunteering, please send a letter or email outlining your interest and what would make you a good candidate to planning and zoning administrator Mike Arnold at mike.arnold@betheltownship.org If you have additional questions about the role, please contact Mike at (937) 845-8472.

Land Use Plan Update

The 10 year update of the Land Use plan is still underway. In light of the September annexation petition, the recent map submittal for a potential annexation and the holidays, the process has been in a holding pattern. The trustees will meet in January and lay out a timeline for the next set of meetings and post that information on our website and social media. The annexation threat is not going away.

The Land Use Plan is a document that is designed to guide the future actions of our community. It should present a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, tax incentives and issues of pressing concern, such as farmland preservation, annexation or the redevelopment of older neighborhoods areas. A land use plan helps to guide the zoning process in the township. Our township does not look like it did 50 years ago nor will it look the same in 2072—however decisions we make now impact how it will look in the future. We encourage all residents to participate in the update process.

Water Tower Makeover

A huge thanks to Miami County Sanitary Engineering for the maintenance work on the Bethel Water Tower this summer. The tower was repainted inside and out and the interior was thoroughly sanitized before the water tower was put back on line. This project took place over the course of eleven weeks at a cost of \$395,000. The water tower was installed in 2003 and services Brandt, Phoneton, Wiley Industrial Park and Bethel Local Schools. The tower is owned and maintained by Miami County.





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

Bethel Township Trustees

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Tipp City, Ohio 45371

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Trustee Julie Reese
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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

January

- 1 New Years Day
- 11 Trustees Regular Business Meeting, 7 PM
- 17 Martin Luther King Day, Township Offices Closed
- 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

February

- 8 Trustees Regular Business Meeting, 7 PM
- 15 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 21 Presidents Day, Township Offices Closed
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

March

- 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.