

Board of Trustees

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Planning & Zoning

Mike Arnold

Road Workers

Robert Yocum

Billy Mannheim

Township Offices

8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

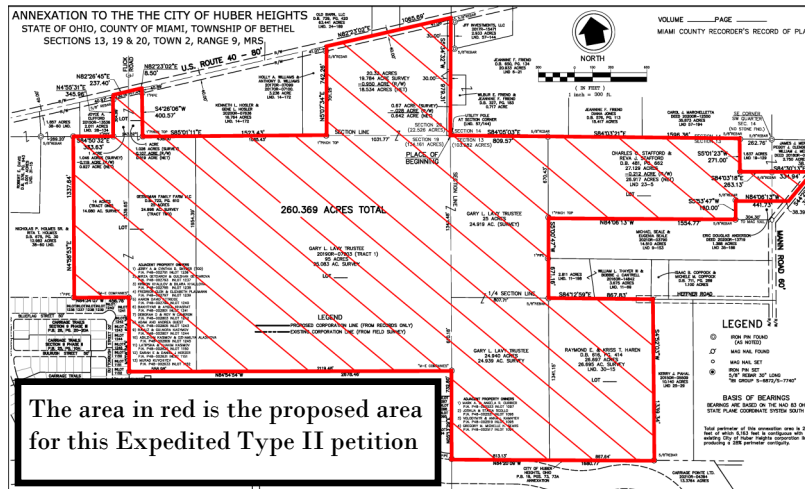
937.845.8472

CURRENT

Bethel Township Trustees

Annexation Update—Huber Heights

Bethel Township Board of Trustees and Miami County Commissioners were served with an Expedited Type II Annexation petition for 260 acres on February 28. The parcels are outlined in red in the map below. The properties either adjoin Carriage Trails or another property in the petition and have frontage on US Rte 40 or Mann Road. 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.



In an Expedited Type II petition, all property owners in the petition agree to be annexed. If all seven conditions of this petition are met, the County Commissioners cannot deny the petition. Additionally, neither the municipality nor the township vote on this type of annexation petition.

On April 7, at 6 pm in the Huber Heights City Building, the Bethel Township Trustees are scheduled to meet with the Huber Heights City Council to discuss a possible annexation agreement. The meeting is open to the public and all are invited to attend. As this process continues, we will do our best to keep the public up to date via our website and social media pages.

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Annexation Update—New Carlisle

Unfortunately, we were informed in February of another potential annexation of Bethel Township land—this time to the city of New Carlisle. The 115 acre parcel is located at the corner of Scarff and New Carlisle Roads. At this time, the no annexation petition has been filed, but the developer has indicated it is imminent and that it will be an Expedited Type II. The township has no sewer or water services in this area.



As you can see in the map below, the developer plans to put 293 homes on this parcel. This is very dense development. The proposed lots are smaller than the lots in the section of New Carlisle that was built in the 1950's.

The New Carlisle City Manager has indicated that the City would like to reach an annexation agreement with the Township, but as of this newsletter printing, no formal meeting has been set. We are investigating some different ways to minimize the impact of this development. We will keep the public update on this issue via our website and social media pages.

Zoning Update—Zoning Certificates Issued

ZC-01-22	8160 S. Palmer Rd	Garage
ZC-02-22	7598 New Carlisle Rd	New Construction (Residential)
ZC-03-22	7120 SR 201	New Construction (School)
ZC-04-22	8320 Flick Rd	Pool and Deck
ZC-05-22	8390 US RT 40	New Construction (Residential)
ZC-06-22	5255 Eastland Dr	Garage/Pool
ZC-07-22	6838 US RT 40	Garage
ZC-08-22	8036 Palmer Rd	New Construction (Residential)
ZC-09-22	9305 Mann Rd	Garage
ZC-10-22	5495 SR 201	Garage
ZC-11-22	6622 SR 571	Garage
ZC-12-22	9360 Shroyer Dr	Deck
ZC-13-22	6635 SR 202	Pavilion

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Zoning Commission did not meet in January or February. The Zoning Commission will meet in regular session on March 24, 2022 at 7:30PM to hear the following case:

Case: ZA-01-22: A request from Asim Shakirian 5556 US RT 40, Tipp City, Oh 45371, to rezone parcel A01-044500, a 16.76 acre lot presently zoned A-2, to B-2. Applicant intends to build residential structure and park his semi-trucks (3-5) along the back of property.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals (BZA) met on January 20, 2022 to hear the following case:

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. This case was tabled at prior BZA meeting on December 23,2021. **Case: CU-05-21 PASSED 4-0**

The BZA met in in regular session on February 24, 2022 to hear the following cases:

Case: V-01-22: A request from Chris Gough 7598 New Carlisle Rd, Tipp City, Oh 45371 for a variance to allow an accessory building in front of residential structure. Zoning Section 30.05 Article B. *In any residential zone, no garage or other accessory building shall be erected within the front yard.* Miami County Parcel #A01-063810 **Case: V-01-22 PASSED 4-0**

Case: V-02-22: A request from Matt Brun 6622 SR 571 for a variance to allow a pole barn 2,200sf larger than permitted by Bethel Township Zoning Regulations, for a total of 4,800sf. Zoning Section 30.05 Article G. *4 acre lot maximum accessory structure size 2,600sf.* Miami County Parcel #A01-067520 **Case: V-02-22 PASSED 4-0**

Case: V-03-22: A request from Vicki Knops 5495 SR 201 Tipp City, Oh 45371 for a variance allowing a 3rd accessory structure. Zoning Section 30.05 Article G. *1 acre allows maximum of 2 accessory structures on property.* Miami County Parcel #A01-061900 **Case: V-04-22 PASSED 4-0**

Case: V-04-22: A request from Dave Foley 6777 E 571 Tipp City, Oh 45371 for a variance allowing 5,000sf accessory Building 1,800sf more than permitted by Bethel Zoning Regulations. Zoning Section 30.05 Article G. *6.2 acre lot maximum accessory structure size 3,200sf.* Miami County Parcel #A01-068500. **Case: V-04-22 PASSED 4-0**

Case: V-05-22: A request from Larry Howard for a variance allowing accessory structure 1,000sf larger than allowed by Bethel Township Zoning Regulations. Zoning Section 30.05 Article G. *2 acre lot allows maximum of 2,000sf.* Miami County Parcel #A01-038900. **Case: V-05-22 PASSED 4-0**

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.

Fire/EMS



Fire Runs
Jan 1 - March 15
Fire 35
Medic 106
Total 141

Please Join Us for an

Easter Egg Hunt

All Children, ages 0-12

Friendship Park, Brandt
Saturday, April 16, 10 am

A yellow Easter egg decorated with colorful zig-zag patterns in pink, green, and purple, and small black dots.

Bethelville Drainage Basin

Miami County Engineering and the Bethel Township Trustees have been working diligently on finding a robust and affordable solution to the drainage issues on and around Bethelville Road. This drainage basin is large and it all eventually makes its way into the Varner Ditch—which is a 10 –15 inch diameter drainage tile that was installed 130 years ago! This tile runs over 2000 feet and empties into Mud Creek on the west side of Scarff Road.

Trustee Black and Township Administrator Andy Ehrhart have proposed a solution in response to the preliminary engineering study done by the county. This solution would include:

- A. A large swale to the west of Bethelville properties, that would be parallel to the property lines
- B. Replacement and extension of a 12” tile that the Bethelville stream feeds with a 24” tile
- C. Upgrading three retention ponds on a property on Palmer

Item A will be paid for by the property owner, items B and C will be paid for with monies from the 3.8 mill levy. At this time, we don’t have an overall estimated cost for the project. The timeline for completion is September, 2022. We will keep you updated as the project progresses. Updates to follow via our website and social media.

Land Use Plan Update

The Land Use Plan is on a brief pause while we give our Zoning Boards (Board of Zoning Appeals and Zoning Commission) a chance to review our Zoning Regulations (or Zoning Code) and recommend updates. The descriptions and regulations for the various types of land parcels must be well-defined as we plan for future use of the undeveloped areas in our Township. Any needed changes to the Regulations must be made first so that we can align the Land Use Plan with the Zoning Regulations.

Results from previous Land Use Plan community forums and surveys can be found on the *Bethel Township* website under the *Land Use Plan Update* tab. In addition, our current Zoning Maps, Resolutions, and Land Use Plan, along with other valuable zoning information can be found under the *Planning & Zoning* tab.

Stay tuned to the website and our social media pages for upcoming Land Use Plan meeting and community forum dates and times. The meetings will start up shortly after the Zoning Code review has been completed.

3.8 Mill Levy

Bethel Township derives most of our annual revenue from property taxes. We have four property tax levies—one for Police, two for Fire and the 3.8 Mill Levy, which goes to the general fund. Levies allow voters to choose to raise the money to support the services they demand and levies can *only* be used to fund the service for which they are specified. In 2012, townships across Ohio, including Bethel, lost approximately 50% of funds from the Local Government Fund (LGF). Another source of funding was the Estate Tax, which was eliminated in 2013. Despite the reduction in monetary support from the state, Bethel Township is committed to providing the best possible services for our community. The 3.8 Mill Levy was initially passed by voters in 2003 and it will be on the ballot again this November. Funds from this levy have been used for water and sewer lines in the southern end of the township as well as a sewer line to Bethel School, repaving projects, matching infrastructure grants, property acquisition, drainage projects and since 2015, day to day operating expenses of the township due to the reduction or elimination of other funding. This levy is our only general fund levy.



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

Bethel Township Trustees

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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

April

- 7 Joint Meeting with HH City Council, in Huber Heights, 6 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 16 Easter Egg Hunt Friendship Park 10 AM
- 19 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 26 Trustees Regular Business Meeting, 7 PM
- 28 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

May

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

June

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

We invite you to attend!

Please note:

The Board of Trustees meets in Workshop Session on the 1st and 3rd Tuesdays of each month at 9:00 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.