

Board of Trustees

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Fiscal Officer

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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

CURRENT

Bethel Township Trustees

Summer Road Repaving

This year the township will pave and replace the berming on the following roads:

Agenbroad (from Dayton Brandt to Palmer) - chip sealed in 2013

Flick - last paved in 1981

Pisgah—a section chip sealed in 2011, last paved in 1984

Singer—the damaged section only

Combined, we will be paving 4.22 miles and the estimated cost is \$475,000. This is a significant increase from our last paving project in 2020. As in past years, we are joining the County's paving program. The township is still responsible for the entire cost, but generally the pricing is lower because of the increased volume of projects. The money to pave these roads will come from the following funds:

- **Gas Tax** - townships get a small portion of the state motor fuel tax
- **Permissive Motor Vehicle Tax** - townships get a small portion of the vehicle registration tax
- **3.8 mill Levy** - this is our local general fund levy, used mainly for infrastructure. It will be on the ballot in November, 2022, as a replacement.

We don't yet have a date for when the repaving will occur. The county will do the striping a few weeks after the project is complete. The township does not have a dedicated road levy. Due to cost increases, by the end of 2023 we will not have enough money in the gas tax and Permissive Motor vehicle tax to pay the salaries of our road crews. Our road crews go above and beyond to get the most life out of our road surfaces. Generally, we do paving projects every 2 or 3 years, which allows us to save up money from the various funds.

3.8 Mill Levy on the ballot in November

The 3.8 mill levy, initially passed by residents in 2003, will be on the ballot as a replacement in November. The 3.8 mill levy is a five year levy that has always been successfully renewed by voters. Bethel Township derives most of our annual revenue from property taxes. The 3.8 Mill levy is our township's only general fund levy. Due to state cuts to local government over the last 10 years as well as overall inflation, this levy is critical to the function of and capital improvements in our township. Some projects that the funds from this levy have been used for:

- Water and sewer lines in the southern end of the township
- Sewer line to Bethel School
- Road repaving projects
- Matching funds for grants
- Property acquisition
- Drainage projects
- Day to day operating expenses of the township since 2015, due to the reduction or elimination of other funding.

A replacement levy does not change the millage, but uses current home values, rather than those from 2003. The effective tax rate in 2021 for the current 3.8 mill levy is 2.83969 mills.

If voters replace this levy in the fall, the 3.8 mill levy will be calculated using 2021 home values and will generate an additional \$136,751 per year. The levy currently generates about \$446,815 per year (this is based on a 5 year collection average). The additional monies would continue to be used for agricultural and conservation easements, road repaving projects, matching funds for grants and day to day operational expenses among other things. The additional cost to a \$200,000 home will be approximately \$92.07 per year. If you have questions about the levy, please contact a trustee or township administrator, Andy Ehrhart.



Zoning Update—Zoning Certificates Issued

DC-01-22	7095 Staley Rd	Barn
ZC-14-22	4828 Rudy Rd	Garage
ZC-15-22	6290 Dayton Brandt Rd	Garage
ZC-16-22	6825 SR 201	Barn
ZC-17-22	6375 Studebaker Rd	Addition (Bedroom)
ZC-18-22	5165 Winter Hill Ct	Addition (Bedroom)
ZC-19-22	8725 Wildcat Rd	Garage
ZC-20-22	7025 E SR 571	Pool
ZC-21-22	5075 US RT 40	Pool
ZC-22-22	6045 Dayton Brandt	Addition
ZC-23-22	4547 Studebaker Rd	Pole Barn
ZC-24-22	4666 Ross Rd	Pole Barn
ZC-25-22	7095 Staley Rd	Addition
ZC-26-22	6777 SR 571	Pole Barn
ZC-27-22	7755 Newbury Rd	Garage
ZC-28-22	6911 Agenbroad	Pole Barn
ZC-29-22	US RT 40/Palmer Rd	New Construction (Residential)
ZC-30-22	Tipp Elizabeth Rd	Agricultural Building/Horse stables
ZC-31-22	8411 Palmer Rd	New Construction (Residential)

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Zoning Commission did not meet in April, May or June to hear any cases.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals held a meeting for case CU-02-22 at 6:30 p.m. on April 28, 2022.

Case: CU-02-22: A request from Asim Shakirian 5556 US RT 40 Tipp City, OH 45371, for a conditional use for a parking lot under *Bethel Twp Zoning Article 7 section 7.04*. Miami County Parcel #A01-044500, 16.76 acres. Current Zoning A-2. **Case: CU-02-22: 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.

Large Landowner Meeting

Join us for an informative evening to learn about federal, state and local programs to preserve open space.

Wednesday, July 27 at 7 pm at the Fire Station in Brandt

This meeting is open to everyone. Speakers from Ohio Department of Natural Resources, Miami County Soil and Water, the USDA and will be giving short overviews about their open space programs: agricultural and/or conservation easements, wetlands preservation and solar farms. Many programs are specifically for parcels greater than 20 acres. Refreshments will be provided.

Fire/EMS



Fire Runs

April 1 - June 21

Fire 35 YTD: 77

EMS 106 YTD: 235



Fire/EMS Training

In June, Bethel Township Firefighters participated in a two day simulated grain bin rescue training. This training was sponsored by the State Fire Academy. Engulfment in a grain bin, silo or grain transport vehicle can occur within seconds. In less than 30 seconds, an individual can be submerged to the point where they are unable to free themselves. 24 of our firefighters took part in this valuable training. The township would like to thank the State Fire Academy, who provided this training free of charge.

Help Wanted—Land & Lifestyle Preservation Committee

Calling all those interested in a grass-roots effort to try to combat future annexation. A committee is being formed to evaluate options and suggest recommendations as to the best ways to preserve our undeveloped land along with the rural lifestyle we currently enjoy.

The township did have a Community Improvement Corporation (CIC) which was formed to fund-raise and manage the funds in order to buy properties that could potentially be annexed. Townships can not fund a CIC, all funds must come from private sector donations. One item the committee could look at is should we again have a CIC? Should it be an investment group, crowd-sourcing, or a different means to raise funds to buy up land threatened by the annexation?

Can we marry up land owners and developers to successfully form a barrier line so that no further annexation can occur? Can we court developers interested in an alternative to high-density housing such as a nice business park, a pedestrian shopping area, a tiny town, patio homes for our empty-nesters or elderly who may want to sell a larger property but stay in the Township, veteran housing, a local restaurant area, a medical complex, a wind or solar farm, a horse park, or a recreational area? Can we and/or should we offer tax abatements to attract businesses?

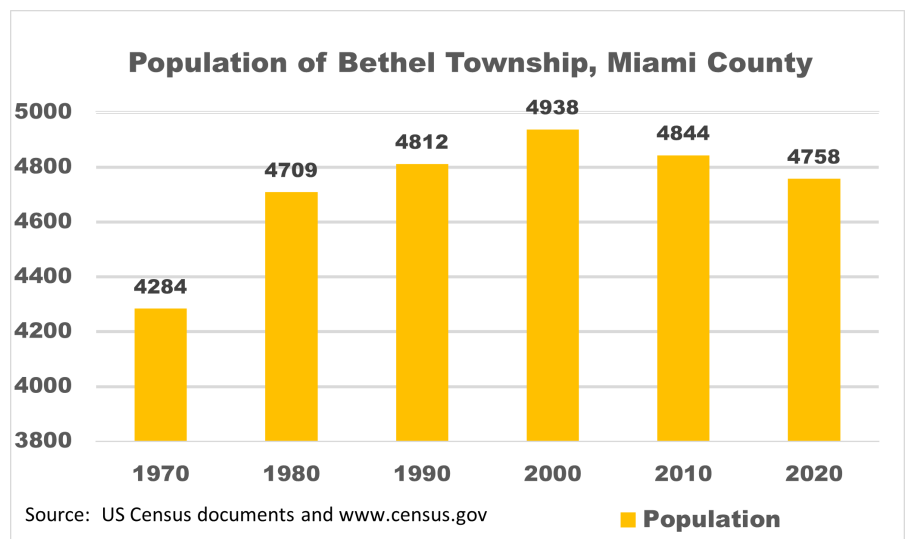
What changes would the committee recommend to our zoning code and land use plan? What can we offer to encourage owners to retain farmland? What can we offer to encourage next generation and young farmers to buy land in our Township? Which Federal/State grants, conservation programs, or other initiatives could benefit land owners?

Call Township Administrator Andy Ehrhart at 937- 845-8472 or contact a Trustee if you are interested in serving on the Land & Lifestyle Preservation Committee.

US Census Data

The 2020 Census Data has been released. Thanks to some expert data mining from Miami Valley Regional Planning Commission, we were able to get the 2020 population numbers for just Bethel Township.

As you can see, the population of our township declined by 86 people or just under 2%. The population of the state of Ohio grew just 2.3% from 2010 to 2020.





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

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

July

- 4 Fourth of July, Township Offices Closed
- 12 Trustees Regular Business Meeting, 7 PM
- 19 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 26 Trustees Regular Business Meeting, 7 PM
- 27 Large Landowner Meeting, 7 PM
- 28 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

August

- 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 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

September

- 5 Labor Day, Township Offices Closed
- 13 Trustees Regular Business Meeting, 7 PM
- 20 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 27 Trustees Regular Business Meeting, 7 PM
- 29 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.

Proposed Zoning Changes

The Zoning Commission has met several times to discuss updates to our current zoning code. After much discussion, the Zoning Commission is proposing the changes highlighted in yellow below. The proposed changes are:

- Increase the minimum width for the three zoning districts listed
- Increase minimum acreage for R1-AAA Single Family Residential from 2 acres to 3 acres
- Require a 3:1 depth to width ratio for the agricultural districts (A1 and A2)

Proposed Changes to Minimum Lot Size and Width						
Zoning District						
Year	R-1AAA		A1		A2	
	Single Fam Residential		Domestic Agriculture		General Agriculture	
	Min Size	Min Width	Min Size	Min Width	Min Size	Min Width
1973	0.717 acres	150 feet	2 acres	175 feet	N/A	N/A
1981-1998	0.717 acres	125 feet	5 acres	175 feet	10 acres	175 feet
1998-2007	0.717 acres	125 feet	5 acres	175 feet	20 acres	175 feet
2007-2009	2 acres	175 feet	5 acres	175 feet	20 acres	175 feet
	1 acre w/ central sewer					
	0.717 acre w/ sewer					
2009-current	2 acres	175 feet	5 acres	175 feet	20 acres	175 feet
	0.717 acre if sewer available					
PROPOSED	3 acres	300 feet	5 acres	300 feet	20 acres	500 feet
	1 acre (sewer)	175 feet	AND 3:1 depth to width ratio		AND 3:1 depth to width ratio	

Approval of these proposed changes is a multi step process, just like a regular rezoning.

1. The proposed changes will be heard by the County Zoning Board on July 19 at 7 pm.
2. The Bethel Zoning Commission will hear and vote on the changes on July 28 at 7:30 pm.
3. The Township Trustees will hold a hearing on August 9 at 6:30 pm and will vote on the changes at 7 pm. This is the final vote and the one that is binding.

There is an opportunity for input from the public at each of these meetings. You are also invited to send an email or call the township offices with your thoughts on these proposed changes.

*The Zoning Boards are comprised of Township citizens like yourself. If you would like to volunteer to be a member of one of the boards, please contact Mike Arnold, Planning & Zoning, by calling Bethel Township's central office number 937-845-8472.

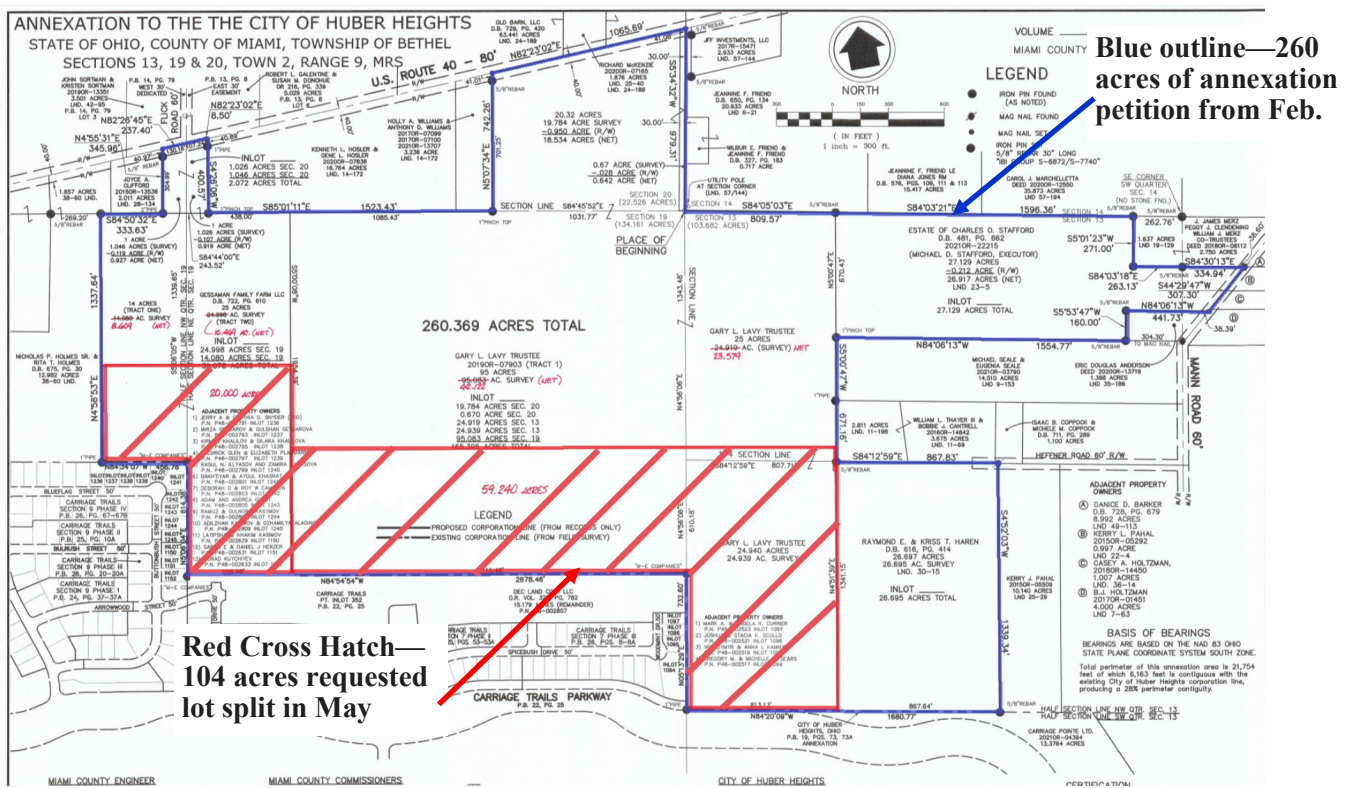
If the 3:1 depth to width ratio is approved, here is what the minimum frontages would be for the different lot sizes. Note: 3:1 is the maximum ratio, a lower ratio is acceptable.

Lot Size	Min Frontage	Depth	Ratio
acres	ft	ft	
A-1 - Domestic Agriculture			
5	300	726.0	2.4:1
6	300	871.2	2.9:1
7	319	955.9	3:1
8	341	1021.9	3:1
9	362	1083.0	3:1
10	381	1143.3	3:1
12	417	1253.5	3:1
15	467	1399.1	3:1
19	525	1576.5	3:1
A-2 General Agriculture			
20	539	1616.3	3:1
25	603	1806.0	3:1
30	660	1980.0	3:1

Annexation Update—Huber Heights

In February, the Bethel Township Board of Trustees and Miami County Commissioners were served with an Expedited Type II Annexation petition for 260 acres. This petition was denied by the Miami County Commissioners in April (Township Trustees do not have a vote in this type of annexation). In May, the property owners filed a mandamus action with the courts, seeking to compel the Miami County Commissioners "to carry out their statutorily required duty and approve their petition for annexation." In the complaint, it was asked that the court issue a "peremptory writ of mandamus." This was denied by the judge on May 27, and the matter "shall proceed in the ordinary course". This is not good news. It is one of the outcomes we sadly anticipated based on Expedited Type 2 Annexation Laws and existing case law. At the time of this newsletter, a court date had not been set.

The other update is a request from the developer to split off a 20 acre and an 84 acre parcel from land in the current 260 acre annexation petition. These 2 new parcels would be combined with the parcel in the annexation petition that has frontage on Heffner Road. Because both parcels are larger than 20 acres, the split can not be denied and only needs the approval of the county. The map below shows the 260 acre annexation petition outlined in blue and the requested parcel splits in red. We are researching to see if the split parcels nullify the annexation petition that was submitted in February or if they will file a new annexation petition with only the portion outlined in red. As we get more information on both of these updates, we will keep you informed via social media and website.



Annexation Update—New Carlisle

The threat of annexation and development of the 115 acres at the corner of Scarff and New Carlisle Roads has unfortunately moved one step further along in the process. On June 23, the New Carlisle Planning Board reviewed for a second time (they had tabled the vote in their May meeting) the revised preliminary plans for the proposed 290+ housing development. After comments and discussion about drainage, lot sizes and impact to neighboring properties, the New Carlisle Planning Board approved the proposal. The next step in the process is the review and vote by the New Carlisle City Council.

The Bethel Township Trustees and the New Carlisle City Council held a joint meeting on May 13 to discuss a variety of issues around this potential development and annexation. We currently do not have an agreement with the city. If no agreement is reached, the new residents of the proposed development will be citizens of both Bethel Township and New Carlisle—they will pay township taxes (but not Fire or Police levy's) as well as New Carlisle income and property taxes. They will also be registered to vote on both township issues and New Carlisle issues. Annexation does not change school district or county borders. As we stated in the last newsletter, we have no water and sewer infrastructure in this area of the township. As more information about this proposed development becomes available, we will keep you informed via our website and social media.