

**Board of Trustees**

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**Assistant Fire Chiefs**

Josh Schiebel

**Planning & Zoning**

Mike Arnold

**Road Workers**

Robert Yocum

Billy Mannheim

Township Offices  
8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

## Development Blocking Purchase

In partnership with Five Rivers Metro Parks and with a grant from the Ohio Public Works Commission, Bethel Township is pleased to announce the purchase of 162 acres of property vulnerable to annexation and development. The parcel, located at the southeast corner of Singer Road and SR 201, will have a permanent conservation easement placed on it. The land will remain in Bethel Township but will become a part of Carriage Hills Metro Park. Five Rivers Metro Park will maintain the area and plans to extend the current walking and horse riding trails.

As part of the Clean Ohio Green Space Conservation program, the township will pay, using funds from the 3.8 mill Levy, up to a 25% match for the overall purchase price with a maximum dollar amount of \$1 Million. The total purchase price will be finalized in the next 2 weeks and the closing will be at the end of October. Trustee Don Black has agreed to do the demolition and earth moving work at no cost to the township, which increases our in kind donation and lowers the overall dollar amount the township will pay.

Purchasing this parcel has been a goal of the township since the early 2000's according to former Trustee Jerry Hirt. We are very pleased to be able to stop the potential development of 350-450 homes as well create a barrier to annexation. This purchase is possible because of the 3.8 mill Levy and planning by the trustees and staff.

## 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. For a list of projects and costs as well as the grants we were able to secure because we had matching funds, please see the insert in this newsletter.

## Election Information—Tuesday, November 8

Tuesday, November 8th, voters in Bethel Township will head to the polls. The Township has one issue on the ballot: 3.8 mill Replacement General Fund Levy.

Early voting begins at the courthouse in Troy on Wednesday, October 12 and continues until Monday, November 7. 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, B, C and D** 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 or your voting location, please contact the Miami County Board of Elections at (937) 440-3900 during normal business hours.



## Zoning Update—Zoning Certificates Issued

ZC-32-22	8487 Palmer Rd	New Construction Residential
ZC-33-22	6025 SR 202	New Construction Residential
ZC-34-22	7264 Agenbroad	Garage
ZC-35-22	9388 SR 201	Pole Barn
ZC-36-22	8355 Heilman Dr	Garage
ZC-37-22	9615 Haskett Ln	Addition
ZC-38-22	7211 Dayton-Brandt	Pole Barn
ZC-39-22	5785 S. Dayton-Brandt	Addition
ZC-40-22	9325 SR 201	Addition

### **BETHEL TOWNSHIP ZONING COMMISSION (ZC):**

The Bethel Township Zoning Commission met on July 28, 2022 for the following cases:

**Case: ZTA-01-22:** A request from the Bethel Township Board of Trustees to review, and modify where necessary, the Bethel Township Zoning Resolution. **Recommended for APPROVAL, 5-0**

**Case: ZA-03-22:** A request from D.A. Bowman Construction to re-zone Miami County Parcel #A01-059300, 60.457 acres currently zoned A-2, to R-1AAA. *The case was tabled at the July meeting and then voted on in the August meeting.* **VOTE was 2-2 which results in a DENIAL**

**Case: ZA-04-22:** A request from Connie J. Houston to split off and rezone 1.5 acres from a 9 acre parcel, rezoning 1.5 acres from A-1 to R1AAA. Miami County Parcel #A01-021500. **Recommended for APPROVAL 3-2**

**Case: ZA-05-22:** A request from Taylor Shafer of 527 Wagner Ave Sidney, Oh 45365 to re-zone 8540 Mann Rd Tipp City, Oh 45371. Miami County Parcel #A01-086070 .46 acres currently zoned B-3, to R-1AAA. **Recommended for APPROVAL 5-0**

The Bethel Township Zoning Commission did not meet in September.

### **BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):**

The Bethel Township Board of Zoning Appeals met on July 28, 2022 to hear the following case:

**Case: V-07-22:** A request from Taylor Shafer of 527 Wagner Ave Sidney, Oh 45365 for variances for road frontage and total acreage at 8540 Mann Rd Tipp City, Oh 45371. Miami County Parcel #A01-086070 .46 acres currently zoned B-3, re-zoning to R-1AAA. **PASSED 4-0**

The Bethel Township Board of Zoning Appeals (BZA) did not meet in August or September.

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](http://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 Department Open House

### Fire/EMS



#### Fire Runs

July 1 - Sept 21

Fire 26 YTD: 110

EMS 108 YTD: 357

The Fire Department will once again host the 2022 Open House. The date is October 9<sup>th</sup>, 2022 from 1-3pm. We will have all the firetrucks and station open for display. There will be a bouncy house, fire extinguisher demonstration, firefighter “cut out” for pictures, fire hose demonstration, free pumpkins (while they last), and other activities. As always, there will be food and drink provided. This year we will bringing back the “Cake Walk”. This event is free and open to the public. The week of October 9-15 is the National Fire Prevention week and the open house a great way to meet the men and women who staff your local fire department.

**So mark your calendars for October 9<sup>th</sup>, 2022 from 1-3pm  
We look forward to seeing you there!**

## Fire Department Grant Funding totals almost \$175,000

The Bethel Township Fire Department has applied for and been the recipient of funds for two large equipment purchases this year. The first was from the ARP funding via the Miami County Commissioners for \$25,000. These funds provided a 50% match for the purchase of new “Jaws of Life” or auto extrication equipment. The tools we replaced were over 20 years old. The new equipment allows our firefighters to more easily cut through the newer and stronger materials that are used in today’s vehicles, thus rescuing the trapped occupants more quickly and safely.

The second was an Assistance to Firefighters Grant from FEMA. This grant, which requires at least a 5% match, has been approved in the amount of \$148,809.52. The money will be spent to purchase 16 new air packs and a fill station to replace our air packs from the early 2000’s. The township and the fire department are constantly looking for ways to save money, re-purpose old equipment and make your tax dollars go further. These grants were possible because we had matching funds.



## Annexation Updates

As of this printing there are no new developments in the annexation threats both from New Carlisle and Huber Heights. Here is what we do know:

**Huber Heights:** From the 260 acre annexation petition in February, 79.24 acres was split off in June. There was a 20 acre split from the Gessamen property and a 59.24 acre split from the Lavy property. There was an article about this property split in the last newsletter. The split acreage touches the existing Carriage Trails, none of it touches US 40. Because both parcel splits were above 20 acres, it did not go through our regular rezoning process. These parcels, along with a 26.7 acre parcel that touches Heffner Road and Carriage Trails Parkway, were sold to GLJ Holdings. GLJ Holdings is affiliated with DEC Land Company which is the developer of Carriage Trails.

The court case to overturn the Miami County Commissioners March decision on the second annexation petition is still in process with the Second Court of Appeals. No court date has been set yet.

**New Carlisle:** The New Carlisle City Council will hold a special meeting on Thursday, September 28 @ 6:30 pm to vote on the potential development plan and annexation of the 115 acres on the corner of Scarff Road and New Carlisle Road. No annexation petition has been filed with Miami County for this parcel. Bethel Township residents and trustees have attended multiple meetings to voice their opposition to the proposed development. The initial development plan of 290 homes has been revised several times. The current plan is for 254 homes. The township has no water or sewer infrastructure in this area.

The Township continues to oppose both of these potential annexations.



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.BETHELTONNSHIP.ORG](http://WWW.BETHELTONNSHIP.ORG)*

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

### Oct

- 9 Fire Department Open House, 1PM—3PM
- 10 Columbus Day, Township Offices Closed
- 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
- 27 Beggars Night, 6 PM—8 PM

### November

- 8 Trustees Regular Business Meeting, 7 PM
- 11 Veterans Day, Township Offices Open
- 15 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 17 Board of Zoning Appeals Meeting, 6:30 PM  
Zoning Commission Meeting, 7:30 PM
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Thanksgiving, Township Offices Closed
- 25 Township Offices Closed

### December

- 13 Trustees Regular Business Meeting, 7 PM
- 20 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 26 Township Offices Closed for Christmas
- 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.**

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

## New Zoning Regulations

Bethel Township has adopted new minimum lot size and frontage requirements, effective September, 2022. In a 2-1 vote on August 9, the trustees voted to increase the minimum lot size from 2 acres to 3 acres on Single Family Residential lots that have a well and septic and from 0.717 acres to 1 acre with sewer. On Single Family Residential Lots (R-1AAA), Domestic Ag (A1) and General Ag (A2), the minimum lot width was increased from 175 feet to 200 feet. As we noted before, this process had 3 hearings. The final vote, by the trustees, is binding. If you have comments or concerns on these changes, please contact a trustee or Township Administrator Andy Ehrhart at (937) 845-8472.

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
<b>1973</b>	0.717 acres	150 feet	2 acres	175 feet	N/A	N/A
<b>1981-1998</b>	0.717 acres	125 feet	5 acres	175 feet	10 acres	175 feet
<b>1998-2007</b>	0.717 acres	125 feet	5 acres	175 feet	20 acres	175 feet
<b>2007-2009</b>	2 acres	175 feet	5 acres	175 feet	20 acres	175 feet
	1 acre w/ central sewer					
	0.717 acre w/ sewer					
<b>2009-current</b>	2 acres	175 feet	5 acres	175 feet	20 acres	175 feet
	0.717 acre if sewer available					
<b>2022</b>	<b>3 acres</b>	<b>200 feet</b>	<b>5 acres</b>	<b>200 feet</b>	<b>20 acres</b>	<b>200 feet</b>
	<b>1 acre (sewer)</b>	<b>175 feet</b>				

## Miami County Ballot Issue on the November Ballot

The following information was provided by the Miami County Commissioners: In November, voters will decide if Miami County residents have the option to participate in an electric and natural gas aggregation program in the November 2022 election.

*An electric and natural gas aggregation is made up of communities that use their combined buying power to negotiate for better pricing and more favorable terms for their members. There are over 400 aggregated groups in Ohio. The Board of Miami County Commissioners is a member of the County Commissioners Association of Ohio (CCAO) and their energy services team would manage this program in cooperation with Palmer Energy. The County will receive no compensation for this program.*

*Who will vote on this issue?* This is a county-wide issue on the November ballot. This issue must pass with a majority of votes in order to offer the savings program to eligible County residents.

*Who will be impacted if the majority of Miami County residents pass this issue?* This is an **opt-out** program for all AES or CenterPoint Energy customers in Miami County townships who are *not*:

Pioneer Electric Cooperative customers,

Covered by a Percentage of Income Payment Plan (PIPP Plus), or

Already enrolled in a contract with a supplier as part of a customer choice program

*What happens if it is approved?* If passed, all eligible residents and small businesses (using less than 700,000-kilowatt hours of electricity or 500 MCF of natural gas) will be able to enroll in this savings program or opt out of the program before it goes live. Residents will continue to receive one bill from AES or CenterPoint Energy.

**VOTING YES gives eligible Miami County residents the choice to participate in the aggregation program. Miami County Commissioners will only enter into an aggregation contract if savings are projected.**

**VOTING NO means rates for Miami County residents will remain the same. Voting no prevents the County from offering a choice for energy aggregation.**

## 3.8 mill Levy—on the Ballot in November

The 3.8 mill Levy will be on the ballot in November as a replacement. This is the only general fund levy that the township has. If you have questions or concerns, please contact a trustee or Andy Ehrhart.

### What do we lose if we don't have the 3.8 mill Levy?

**OFFICE STAFF**—the township office would be staffed by Trustees on an appointment only basis. The Township Administrator's and Zoning Administrator's salaries come from the 3.8 mill levy.

**ZONING** - would be done on a county level. There would no longer be the need for our local Zoning Commission and Board of Zoning Appeals.

**ROAD MAINTENANCE** would be reduced, such as plowing, repairs, improvements, roadside mowing.

**REPAVING OF ROADS** would move from all roads repaved every 20-25 years to approximately every 45-50 years. All paving projects since 2005 have been paid in part or in full using 3.8 mill Levy funds.

**MATCHING GRANTS** to do infrastructure projects, equipment purchases or conservation/ag easements. To date, the township has received over \$9 Million in grants for water and sewer projects, the bathroom at Friendship Park, conservation easements and ditch improvements.

**NEWSLETTER**—many people may remember when the township newsletter came with the school newsletter. Since 2006, the township has produced our own quarterly newsletter.

**WEBSITE** would not be updated regularly and we would move to a free hosting service. Bethel Township has had a website since 2005. This is maintained and updated by our township administrator.

**DITCH & DRAINAGE PROJECTS** - unless they directly impact township roads

**FRIENDSHIP PARK** would be mowed but no new equipment or facilities.

### How much will replacing the 3.8 mill Levy cost me?

The estimate additional cost for a \$250,000 home will be \$115.09 annually.

The millage remains the same at 3.8 mills but will be calculated using 2021 home values rather than those from 2002 (when the levy was first passed).

Since 2015, the township has used some of the 3.8 mill levy funds for operating expenses. In 2015, all townships lost the Estate Tax funding, all federal funding, almost 50% of the Local Government Fund and interest rates declined.

### What did the 3.8 mill Levy do for the township so far?

**Paving Projects throughout the Township**  
\$578,435 2011-2022

**Centralized Sewer Line to Bethel Schools**  
\$353,718 2013

**Updates to Friendship Park**  
\$70,237 2015-2019

**Blighted Property Acquisition & Demolition**  
\$51,400 2016-2017

**Water in Phoneton & Wiley Industrial Park\***  
\$1,316,000 2013-2017

**Sewer in Phoneton & Wiley Industrial Park\***  
\$92,000 2013

**Sewer in Brandt\***  
\$202,865 2008-2010

**Communications: newsletter, postcards, website, hosting, etc.**  
\$109,000 2005-2021

**Conservation Easements**  
\$890,000 (est) 2022

**Wetlands Study for Annexation block**  
\$8,662 2022

**Township Salaries and Overhead**  
\$1,273,259 2015-2021

**Culvert & Ditch Repair**  
\$39,079 2017-2021

**Matching Grants for various projects—money the township has RECEIVED because of the 3.8 Mill Levy**  
\$9.86 Million 2009-2022

**\*Overall cost of the projects was offset by OEPA and OPWC grants**

For a complete listing, see the township's website.

Since 2003, the 3.8 mill levy has generated a total of  
**\$7,170,451.05**