

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

Planning & Zoning

Mike Arnold

Road Workers

Robert Yocum

Billy Mannheim

Township Offices
8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

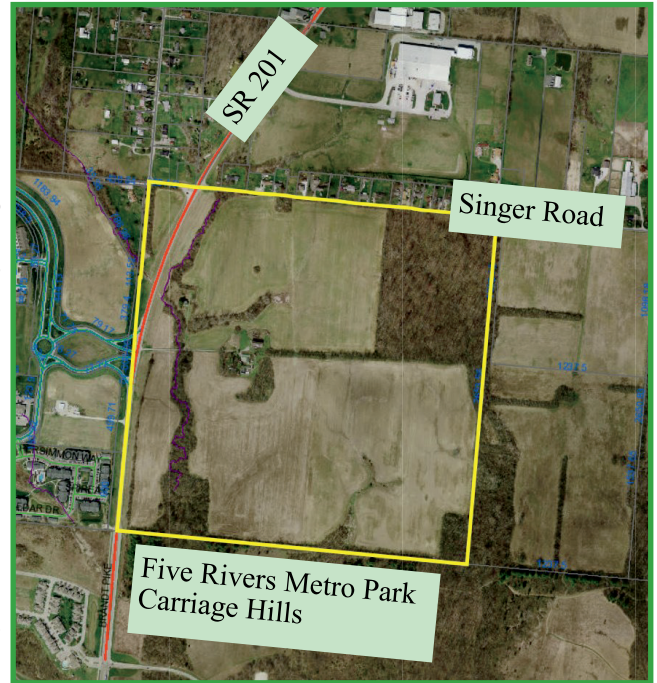
937.845.8472

Conservation Easement Update

On December 12, the 162 acre property (shown in the photo to the right) officially became part of Carriage Hills Metro Park with a permanent conservation easement placed on it (meaning no development!). The land will remain in Bethel Township.

The township contributed \$917,249 or 25% of the total cost, using money from the 3.8 mill levy. Our total dollar contribution was \$830,279. Trustee Don Black will donate \$75,000 of demolition, earth moving and reseeded work and \$11,970 for two management mows at no cost to the township, which lowers the overall dollar amount the township had to pay. The remaining 75% was provided by a grant from the Ohio Public Works Commission.

This purchase is a big win for the township! The conservation easement prevents future development. This purchase is possible because of the 3.8 mill Levy and years of planning by the trustees and staff.



3.8 Mill Levy Replacement Passed by Voters

In November, Bethel Township voters **passed** the replacement of the 3.8 mill levy. This levy is a 5 year levy and is the only general fund levy that the township has. We are thrilled and very thankful that, in a challenging economy, the majority of voters chose to support the levy. The levy will continue to be used in the manner that it was originally intended by the original levy committee in 2003, as stated in the levy literature:

"Funds raised by the levy will be deposited into the Bethel Township General Fund. This provides the Township Trustees with the most flexibility to plan and implement economic development strategies within the guidelines of the Bethel Township Land Use Plan. Examples of ways in which the funds may be used include:

- Implement infrastructure projects in targeted areas such as roads, water & other services, & storm water run off management
- Provide matching funds to be used to apply for state and federal bond financing and project grants
- Purchase development rights or easements from existing landowners
- Acquire underutilized or vacant land to be held for future development
- Establish new conservation district easements
- Fund farmland preservation initiatives
- Recruit and hire professional economic development staff and support personnel
- Contract with consultants to provide special services such as environmental studies and engineering drawings."



Zoning Update—Zoning Certificates Issued

Zoning Certificates Issued

ZC-41-22	6025 SR 202	Pole Barn
ZC-42-22	Withdrew	
ZC-43-22	6575 E Walnut St	Addition
ZC-44-22	7095 Staley Rd	New Construction
ZC-45-22	5227 SR 202	Garage
ZC-46-22	8755 SR 201	Barn
ZC-47-22	6853 Ross Rd	New Construction
ZC-48-22	7080 Scarff Rd	Rec Pond
ZC-49-22	5075 US 40	Barn
ZC-50-22	7615 E SR 571	Covered Porch
ZC-51-22	7615 E SR 571	Addition
ZC-52-22	9865 Wildcat	New Construction
ZC-53-22	5631 Scarff Rd	Pole Barn

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 Bethel Township Zoning Commission did not meet in the 4th quarter

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals held a meeting on October 20, 2022 at 6:30PM for cases:

Case: V-08-22: A variance request from Christine Miller 8130 S Palmer Rd, New Carlisle, Oh 45344 to reduce Miami County Parcel #A01-05400 from 3 acres to 1.5 acres while keeping the R-1AAA Zoning. **APPROVED 3-1**

Case: V-09-22: A variance request from Richard Trost 5175 S. Dayton Brandt Rd, New Carlisle, Oh 45344 for maximum square feet for a accessory structure. Requesting barn 400 sf larger than the 2000sf maximum for 1.5 – 3.0 acres. Miami County Parcel #A01-087100. **APPROVED 4-0**

The Bethel Township Board of Zoning Appeals held a meeting on November 17, 2022, at 6:30PM for

Case: V-10-22: A variance request from Steve and Liz Brannon at 8015 S. Palmer Rd, New Carlisle, Oh 45344 for road frontage. Current road frontage 97 ft. Miami County Parcel #A01-087100, 1.33-acre pre-existing lot, currently zoned R-1AAA **APPROVED 4-0**

The Bethel Township Board of Zoning Appeals (BZA) did not meet in December.

Zoning—Year in Review

The chart on the right shows an overview of all the zoning changes in the township in 2022. As you can see, accessory structures (i.e. a barn or shed or detached garage) made up the most of the changes.

Did you know that if your property is zoned residential and your lot size is 1.5 to 3 acres, you can have a up to (2) accessory buildings, with a combined maximum square footage of 2000 sq feet? Also in our zoning code: “all accessory buildings 200 square feet or less shall not require a zoning certificate, but shall be included when figuring the total square footage requirements for a lot.”

Thanks to our full time zoning administrator, Mike Arnold (and part-time Fire Captain) , for this zoning overview for the year.

Zoning Overview, 2022	#
Accessory Structures	26
New Construction (homes)	11
New Construction (school)	1
Additions	10
Pool	3
Decks	3
Declarations Received	1
Variations Requested/Issued	10/10
Conditional Use Requested/Issued	2/2
Zoning Amendments Requested/Issued	4/3

Land Use Plan Update

The Township Trustees and both zoning boards will hold a workshop meeting on Wednesday, January 18 at 6 pm to discuss the community input, zoning class descriptions and other information as we move to complete the land use plan update. This meeting is open to the public.

Fire/EMS



Fire Runs	
Oct 1— Dec 15	
Fire 37	YTD: 148
EMS 117	YTD: 473
Total 154	YTD: 621

The chart on the right shows an overview of all the incidents that our Fire Department responded to this year (Jan 1—December 15) When the year is complete, we will update this chart.

From an all volunteer fire department in the 1950's to the paid 24/7/365 department in 2022, we are very proud of the men and women who work for Bethel Fire Department and respond to all types of emergencies. Our entire 29 member force is dual certified (fire and either EMS A, B or Paramedic) and all are parttime employees. All our fire/EMS staff work other jobs or for other fire departments. Thanks to parttime Fire Chief (and full time Township Administrator) Andy Ehrhart for this chart.

INCIDENT TYPE	# INCIDENTS
Building fire	18
Trash or rubbish fire, contained	3
Vehicle/Trailer Fire	6
Brush or brush-and-grass mixture fire	10
Grass fire	1
Outside equipment/storage fire	4
Excessive heat, scorch burns with no fire	1
EMS call, excluding vehicle accident with injury	417
Motor vehicle accident with injuries	48
Motor vehicle accident with no injuries.	6
Trapped by power lines	1
Gas leak (natural gas or LPG)	2
Electrical wiring/equipment problem, wires down	14
Service Call, other	13
Smoke or odor removal	1
Assist police or other governmental agency	3
Unauthorized burning	1
Good intent call no problems found	3
Dispatched & cancelled en route	50
No incident found on arrival at dispatch address	1
Smoke scare, odor of smoke	2
False alarm or false call- malfunction/unintentional	15
Wind storm, tornado/hurricane assessment	2
Total Incidents for Bethel Twp Fire Dept.:	621

Fire Department Milestones

This December, the Fire Department hosted their annual Christmas party at The Venue at Johnston Manor (8390 US 40) and also celebrated some very significant work anniversaries for three firefighters.

Terry Weldon (pictured on the right) is a captain with our department and a Firefighter/Paramedic. He celebrated 25 years of service to the Bethel Township Fire Department

James Sebastian, a lieutenant and Firefighter/EMT A. James has been a part of the department since 2002.

John Meyer is a Firefighter and also has 20 years with our department.

The experience, dedication and reliability that these men bring to our Fire Department is exceptional. We are very fortunate to have their leadership and skill set serving our township. Our community benefits greatly from their service.

Thank you Terry, James and John for your service to Bethel Township. And thank you to The Venue at Johnston Manor for hosting the Christmas party.





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

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

January

- 2 New Years Day Holiday, Township Offices Closed
- 10 Trustees Regular Business Meeting, 7 PM
- 16 Martin Luther King Jr. Day, Township Offices Closed
- 17 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 18 Land Use Update Meeting, 6 pm
- 24 Trustees Regular Business Meeting, 7 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

February

- 14 Trustees Regular Business Meeting, 7 PM
- 20 Presidents' Day, Township Offices Closed
- 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

March

- 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

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.