

Board of Trustees

Beth van Haaren

Don Black

Julie Reese

Fiscal Officer

Deborah A. Watson

Administrator/Fire Chief

Andy Ehrhart

Assistant Fire Chief

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

CURRENT

Bethel Township Trustees

Annexation Agreement not reached

On May 23, the Bethel Township Trustees voted unanimously to pass an annexation agreement with the City of Huber Heights. Please note: this is NOT a vote on the annexation petition. Townships do not vote on annexation petitions. This annexation agreement was written in conjunction with the Expedited Type 2 Annexation petition for 260 acres that was approved by the Miami County Commissioners in November 2022. This agreement was several months in the making. Two in person meetings were held at Huber Heights. Attorneys for both sides were present, as was the Huber Heights interim city manager, his assistant, our township administrator, Andy Ehrhart and Township Trustee Beth van Haaren. Per the request of Huber Heights, the attorney for the township wrote the document. Our township administrator and the Huber interim city manager had multiple phone conversations as the agreement progressed. As the document was finalized and the terms and conditions agreed upon by both sides, Huber Heights requested that the township pass the annexation agreement first and then Huber Heights would pass it at their next meeting.

The main points of this agreement are listed below. You can find a link to the entire document on the township's homepage (www.betheltownship.org).

1. Huber Heights agrees to conform the boundaries of the 260 acres which ensures the future residents in that area do not vote in Township elections nor pay township property taxes.
2. Bethel Township agrees to remove the TIF's that are on the parcels.
3. Huber Heights agrees to provide Fire/EMS and Police services to the area.
4. Bethel Township agrees not to seek reparations for the parcels.
5. Huber Heights agrees to NO ANNEXATION north of US 40, West of State Route 202 (Troy Pike) and East of State Route 201 (Brandt Pike) for a period of 50 YEARS, renewable every 25 years unless both parties agree to the termination.

However, at the time of this newsletter, Huber has declined to vote on the annexation agreement as well as the actual annexation petition.

The Bethel Township Trustees do not support annexation. However, in exchange for a very long moratorium on future annexations, we were willing to support this agreement. Huber gets the additional homes and the income tax dollars that go with it. Our township roads and school district have to absorb this initial increase in traffic and students but there is an *end* to the continual development for the next 50 years.

All of us are very familiar with annexation laws in the state of Ohio and know that townships have few tools with which to fight. We have delayed this annexation petition for almost 2 years. The current annexation petition may not have passed the Huber Heights City Council, but another one will take its place soon. The township recently learned that another 35 acre parcel in our township adjacent to the 260 acres is now under contract with DEC, the developer.

We appreciate the comments from our residents on this issue. We know it is not popular position to agree to make a deal with our neighbor to the south. As it stands now, there is no deal and no current annexation petition.

Special Election—Tuesday, August 8

A special election will be held Tuesday, August 8. Voters will decide whether the state should require 60% of voters to enact new constitutional amendments, instead of the current simple majority of 50% plus one. The deadline to register to vote is July 10. Early Voting begins on July 11.

All precincts will vote at Bethel Local Schools.



Zoning Update—Zoning Certificates Issued

Zoning Certificates Issued

ZC-17-23	6853 Ross Rd	Building
ZC-18-23	8160 S Palmer Rd	Building
ZC-19-23	2750 West Charleston Rd	Building
ZC-20-23	7410 Agenbroad	Building
ZC-21-23	6225 Scarff Rd	Pool
ZC-22-23	5175 S Dayton-Brandt	Pole Barn
ZC-23-23	6057 S SR 202	Pool
ZC-24-23	8368 US RT 40	Garage
ZC-25-23	9385 S. Palmer Rd	New Res Construction
ZC-26-23	6570 Bethelville	Pole Barn

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The Bethel Township Zoning Commission held a meeting on April 27, 2023, at 7:30PM for case:

Case: ZA-02-23: A request from D.A. Bowman Construction to re-zone Miami County Parcel #A01-059300, 60.457 acres currently zoned R-1AAA to A-2. **APPROVED 4-0**

Case: ZA-03-23: WITHDRAWN

The Bethel Township Zoning Commission held a meeting on May 25, 2023, at 7:30PM for case:

Case ZA-04-23: A request from Katherine Ward at 731 E. First Street, Dayton, Oh 45402, to re-zone Miami County parcel# A01-040000 located at 4709 US E. RT 40, Tipp City, Oh 45371. This parcel is currently zoned R-1AAA, and A-2. Requesting a zoning amendment to make the entire parcel A-1. **APPROVED 5-0**

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals held a meeting on April 27, 2023, at 6:30PM for cases:

Case: CU-04-23: A request from Chad Zink located at 9385 S. Palmer Rd, Dayton, OH 45424, for a secondary residence (*Article 15, Section 15.04 in the Bethel Township Zoning Resolution*). A 5.06 acre parcel currently zoned A-1. Miami County Parcel ID# A01-087241. **APPROVED 4-0**

Case: CU-05-23 A request from Blandy Enterprises at 5576 SR 202, Tipp City, OH 45371, to operate a “Health and Wellness” center. A 60.35-acre parcel currently zoned A-2. Miami County parcel ID # A01-07185. **APPROVED 4-0**

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Bethel Township Board of Trustees held a Public Hearing on April 11, 2023, at 6:30PM for case:

Case: ZTA-01-23: The applicant requests a change to Article 16 under Section 16.04 Conditional Permitted Uses. A request from the Bethel Township Zoning Commission to add under “Non-Residential Uses” a use for “HEALTH AND WELLNESS FACILITY” **APPROVED 3-0**

The Bethel Township Board of Trustees held a Public Hearing on April 25, 2023, at 6:30PM for case:

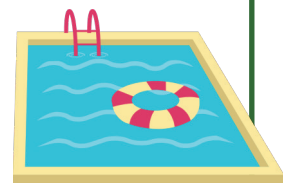
Case: ZTA-02-23: The applicant requests a change to Article 7 under Section 7.04 Conditional Permitted Uses. A request from the Bethel Township Zoning Commission to add under “Residential Uses” a use for “SHORT-TERM RENTAL” **DENIED 2-1**

The Bethel Township Board of Trustees held a Public Hearing on May 9, 2023, at 6:30PM for case:

Case: ZA-02-23: A request from D.A. Bowman Construction to re-zone Miami County Parcel #A01-059300, 60.457 acres currently zoned R-1AAA to A-2. **APPROVED 3-0**

It’s summer and perfect weather for swimming! If you have a swimming pool (includes all permanent above and in ground structures and temporary or portable pools with a depth twenty-four (24) inches or greater) it must comply with the following:

- A zoning application must be completed
- Can not be located in the front yard
- Must be enclosed by a minimum 4 foot high fence in good condition with a self locking gate
- All applicable building permits, electrical permits and health permits shall be obtained



The complete regulations can be found in our Zoning Code—**Section 30.05 Accessory Buildings and Structures**

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		
April 1— June 20		
Fire	45	YTD: 83
EMS	117	YTD: 238
Total	YTD: 321	



The Bethel Township Fire Department took delivery of new air-packs in June. Firefighters wear these airpacks like a very heavy backpack and it allows them to breath inside a burning building.

Thanks to the FEMA Assistance to Firefighters grant, 14 new airpacks, 14 spare air cylinders, and a facemask for each member of the Fire Department were purchased. The FEMA grant totaled \$148,809 to which the Township is required to match 5% or \$7,440. These new airpacks feature a system that integrates, via Bluetooth, with our portable radios that allow for better communication. Also, there is a quick change feature the allows the air cylinders to be swapped out faster. These are replacements of the current airpacks that are over 25 years old. A huge thanks to Township Administrator and Fire Chief Andy Ehrhart, Assistant to Fire Chief and Fiscal Officer Debbie Watson and Asst. Chief Josh Schiebrel for their work in obtaining this grant.

Sign Up for TextMyGov

TextMyGov is a new service that the Township Trustees have invested in for the benefit of the residents. This service is a two-way communication platform that allows residents to text the Township and quickly find links, documents or text that answers their questions or a response from a Township official or employee. This service uses your mobile phone's regular messaging service, rather than downloading an app.

Additionally, Text My Gov also provides the Township with the ability to send out texts to anyone who signs up. This means that residents will be able to stay informed and up-date on important Township events, announcements, and news. This feature provides a new and efficient way for the Township to communicate with residents, ensuring that residents have the information they need to stay involved and engaged in our community. By using Text My Gov, residents can expect improved communication, greater access to information, and a more connected community.

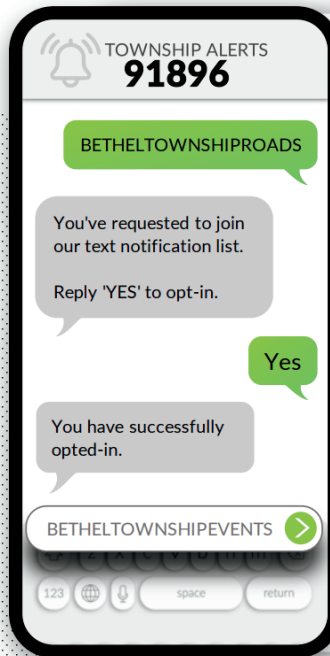
Interested in signing up? You can follow the steps online on our homepage or follow the directions in the picture on the right.

This one more way we can reach township residents.

Bethel Township Text Alerts!

TextMyGov

Get township updates sent directly to your phone via text



Sign up to receive township text message notifications!

Get Started,

opt-in to any of the following notification lists:

- For Meetings Notifications, text **"BETHEL TOWNSHIP MEETINGS"** to **91896**
- For Events Notifications, text **"BETHEL TOWNSHIP EVENTS"** to **91896**
- For Roads Notifications, text **"BETHEL TOWNSHIP ROADS"** to **91896**

What to Expect:

- After the initial keyword is sent, you will receive a confirmation message asking you to reply **YES** to verify opt-in.
- You may receive multiple text messages a month with a notification for each alert category opted-in to.
- Message and data rates may apply. Check with your carrier for more details.
- You can text **STOP** at any time to remove yourself from ALL notification lists.

View terms and privacy policy info at: textmygov.com/opt-in-terms-conditions

Did you know.... Bethel Township's population in 2010 was 4,848. In 2020 it was 4,758 (Source: US Census, 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.BETHELTONNSHIP.ORG

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

July

- 4 Independence Day, Township Offices Closed
- 5 Historical Society, 7 PM
- 11 Trustees Regular Business Meeting, 7 PM
- 18 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 27 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

August

- 2 Historical Society, 7 PM
- 8 Trustees Regular Business Meeting, 7 PM
- 15 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

September

- 4 Labor Day, Township Offices Closed
- 6 Historical Society, 7 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 19 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

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.