

Board of Trustees

Beth van Haaren

Don Black

Julie Reese

Fiscal Officer

Deborah A. Watson

Administrator/Fire Chief

Andy Ehrhart

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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

CURRENT

Bethel Township Trustees

Land Use Plan Update Continues

Work continues on the update to the Bethel Township Land Use Plan. What is a Land Use Plan? It is a long-term plan that guides all aspects of a community's development over the next 10 or 20 years. A land use plan serves as the basis for zoning regulations. It describes existing conditions and goals for housing, economic development, transportation, land use, public facilities, and the natural environment. Per the Ohio Revised Code, a township must have a land use plan if we have our own zoning.

The land use categories and definitions have been determined and applied to parcels in the township. This was not an easy task and there was much discussion over each parcel. The consultant, Joe Tuss is working on a draft of the final report, which the trustees will review. The next step is a public meeting to present the documents and maps. We are hopeful that this process can be completed this year.

Zoning Code Reminder

It's fall and everyone loves a garage sale! If you wish to host a garage/yard/estate sale, it must comply with the following:

- No more than **two (2) yard sales per year** with each sale lasting over a time period of not more than **seventy-two (72) consecutive hours**
- All merchandise offered for sale must be the personal property of the resident holding the sale and must have been purchased by or for and used by the resident.
- The sale of consignment merchandise or merchandise that has been expressly purchased for resale is prohibited.



The complete regulations can be found in our Zoning Code—[Section 30.27 Auxiliary Uses](#)

Upcoming Election—Tuesday, November 7

Tuesday, November 7th, voters in Bethel Township will head to the polls. There are 4 candidates for school board for 2 full term seats and 3 candidates for one half term seat. For the township, there are 2 candidates for Township Trustee for one full term seat and 2 candidates for Township Fiscal officer for one full term seat. The Township has no issues on the ballot. Bethel Local Schools has no issues on the ballot.

Early voting begins at the courthouse in Troy on Wednesday, October 11 and continues until Sunday, November 5th. For specific information on dates and times for early voting, please visit the Board of Elections website: <https://www.boe.ohio.gov/miami/>

As a reminder, residents of Carriage Trails and Parktowne vote on Bethel School issues and candidates but do not vote on Bethel Township issues or candidates.



**All precincts will vote at Bethel High School,
use the HIVE Entrance**



Zoning Update—Zoning Certificates Issued

Zoning Certificates Issued

ZC-27-23	7211 Dayton Brandt	Pool
ZC-28-23	4490 Mann Rd	Pool
ZC-29-23	6760 Walnut	Pool
ZC-30-23	7025 E SR 571	Pool
ZC-31-23	5500 Studebaker Rd	Porch Addition
ZC-32-23	9415 Wildcat Rd	Shed
ZC-33-23	Withdrawn	
ZC-34-23	6720 Studebaker Rd	Addition
ZC-35-23	8530 Flick Rd	Lean to
ZC-36-23	8080 E SR 40	Barn
ZC-37-23	2340 Ross 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 held a meeting on August 24, 2023, at 7:30PM for cases:

Case: ZA-05-23: A request from Geoffrey Beams at 4444 Scarff Rd, New Carlisle, OH 45344, to split and re-zone parcel located at 4596 Scarff Rd, New Carlisle, Oh 45371. Miami County Parcel #A01-030070 is a 7.47-acre parcel currently zoned A-1. The owner requests to take the rear 4.473 acres and combine it with adjoining A-2 parcel A01-030050, and re-zone the remaining 3.001 acres touching Scarff Rd to R-1AAA. **APPROVED 4-0**

Case: ZA-06-23: A request from Christine Miller at 8130 Palmer Rd New Carlisle, OH 45344, to split off and re-zone 5.036 acres from the current 70.789 acre A-2 parcel, to A-1, leaving the remaining 65.753 A-2. Miami County Parcel #A01-054000. **APPROVED 4-0**

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

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

CASE V-05-23: Randy Elish at 6245 Studebaker Rd Tipp City, Oh 45371, a 1 acre R-1AAA parcel, requesting a variance for a 1,728sf barn. Miami County Parcel # A01-080700. **APPROVED 4-0**

CASE V-06-23: Barrett Niekamp at 2000 Sandridge Dr Moraine, Oh 45439, requesting a Variance for an accessory structure without a residential structure on parcel located at 7127 SR 571, Tipp City, Oh 45371. A 5.94 acre parcel currently zoned A-1. Miami County Parcel # A01-062210 **APPROVED 4-0**

CASE V-07-23: Dave Fisher at 7025 SR 571, Tipp City, Oh 45371 requesting variances for the location of a pool and the use of an auto cover. 3.8 acre R-1AAA parcel. Miami County Parcel # A01-062550. **APPROVED 4-0**

The Bethel Township Board of Zoning Appeals held a meeting on August 24, 2023, at 6:30PM for the following cases:

CASE: V-08-23: A request from Mark and Donna Grusenmeyer for an auto cover at 9490 Mann Rd, Tipp City, Oh 45371. A 3.2 R-1AAA parcel. Miami County Parcel # A01-016660. **APPROVED 4-0**

CASE: V-09-23: Angela and Doulas Sortman located at 9050 Bellefontaine Rd, New Carlisle, Oh 45344, requesting a Variance for an accessory structure without a residential structure on a 3 acre R-1AAA parcel. Miami County Parcel # A03-0000100 **APPROVED 4-0**

The Bethel Township Board of Zoning Appeals will meet on Sept. 28, 2023, at 6:30PM for the following cases:

Case: CU-06-23: A request from Pap Oil Co. LLC located at 4365 Lisa Dr, Tipp City, OH 45371, for a conditional use allowing a Motor Freight Trucking Transfer Terminal. A 7.79 acre parcel zoned I-1. Miami Co. Parcel #A01-087256.

Case: V-10-23: A request from James Tufano located at 7895 SR 201, Tipp City, OH 45371, for a variance for side yard setback with an accessory structure. A 12.78 acre zoned A-2. Miami County Parcel #A01-057130.

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Bethel Township Board of Trustees held a Public Hearing on September 7, 2023, at 6:00PM for cases:

Case: ZA-05-23: APPROVED 2-1

Case: ZA-06-23: APPROVED 3-0

Fire/EMS



Fire Runs			
June 20— Sept 15			
Fire	62	YTD	130
EMS	159	YTD	361
TOTAL			491



Fiscal Officer Debbie Watson and Fire Chief Andy Ehrhart. Our Fire Department Open House is on Sunday October 15 from 2 –4 pm. 2023 National Fire Prevention Week Oct. 8—14.

A huge “Thank You” to the **Tipp City Foundation** for their generous grant to Bethel Township!! The Tipp City Foundation awarded the \$6350 grant from their Safety First Fund for an inflatable fire safety house. We will use this house to teach kids about fire safety. This grant covered approximately 50% of the cost of the unit. The inflatable safety house should be here and ready for use at our Fire Department Open House on October 15. 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.

Fun Fall Events in our Township

Fire Department Open House

When: Sunday, October 15th 2 pm—4 pm

Where: Bethel Township Fire Station, 8735 South 2nd Street, Brandt

What: Celebrating Fire Safety Week—join us for food, games and fire safety activities. Fun for the entire family!!

Beggars Night

THURSDAY,
OCT. 26
6 pm—8 pm

Bethel PTO “Boo-th or Treat”

The Bethel Elementary PTO will be hosting their annual BOO-th or Treat event inside the new elementary school. We invite all our Bethel children ages 0-13 to dress up and join the fun on:

Friday, October 27th from 6 - 8:30pm

During the event the elementary principals will be holding the 2nd Annual Pumpkin Auction. Each class at Bethel elementary school will decorate a pumpkin for the silent auction. Proceeds from the auction will benefit the students and staff of our fine elementary school. Join in the fun and bring home one of these one-of-a-kind decorations.

BOO-th or Treat would not be possible without volunteers. The PTO is looking for members of this wonderful community to decorate a booth and pass out candy to our Bethel children. **If you are interested in setting up a booth, please email Royce Hamlin at BethelPTO45371@yahoo.com**



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

October

- 4 Candidates Night, Bethel High School, Hive Entrance , 7 PM
- 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 Beggars Night, 6 PM—8 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

November

- 1 Historical Society, 7 PM
- 7 Election Day, all precincts at Bethel High School Hive Entrance
- 14 Trustees Regular Business Meeting, 7 PM
- 21 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 23 Thanksgiving, Township Offices Closed
- 24 Thanksgiving Holiday, Township Offices Closed
- 28 Trustees Regular Business Meeting, 7 PM
- 30 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

December

- 6 Historical Society, 7 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 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

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.