

Board of Trustees

Beth van Haaren

Kama Dick

Julie Reese

Fiscal Officer

Administrator

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

Township Administrator and Fire Chief Retires

On December 12 at the Trustee Meeting, Township Administrator and Fire Chief Andy Ehrhart announced his retirement, effective December 31, 2023. Andy's unwavering dedication to Bethel Township has been exceptional. Throughout any given day, he could be found engaging with a resident on drainage concerns, overseeing multiple fire crews, collaborating with the county engineer on road paving, coordinating with the Fiscal Officer on capital improvement financing, updating the township website, assessing safety and evacuation routes at the school, crafting meeting agendas for the trustees, and handling numerous other tasks, both significant and minor.

With our small and well-cross-trained township and fire staff, Andy Ehrhart served as the linchpin that kept us cohesive and enabled us to function efficiently. There was no task too small or large for him—from personally re-tiling bathroom floors on a weekend to save costs for the township, securing grants for crucial Fire Department equipment, to fixing a U Joint on the mini dump.

As Andy embarks on his well-deserved retirement, we extend our heartfelt wishes for all the best in his future endeavors. We express profound gratitude for his exemplary leadership over the past 14 years, which has left an indelible mark on Bethel Township.

Appreciation for Fiscal Officer and Trustee

Bethel Township would like to thank Fiscal Officer Deborah Watson for her 19 1/2 years of service and Township Trustee Don Black for his 3 1/2 years of service. Both officials lost their re-election bids in November. Their last day in their township roles will be Dec. 31, 2023.

Deborah Watson managed all financial aspects of the township and the fire department. She used her knowledge to invest township funds wisely, to apply for grants to stretch township dollars further, to budget township funds effectively and to ensure that funds were spent for the appropriate use. Her ability to save township funds for future use without compromising current services was phenomenal. She continually looked for ways to stretch a dollar further and made sure we had matching funds for over \$5 million in grant awards. Debbie was regarded as a compassionate mentor to many of the employees—always lending a helping hand or a listening ear. As a leader, she went above and beyond to provide exceptional accounting and forecasting services to the township.

Don Black worked hard to secure the future of the township by fighting annexation and promoting reasonable development. Don's perseverance is largely responsible for permanently preventing development of 162 acres of land vulnerable to annexation in 2021. He donated his time and resources to save the township taxpayers almost \$100,000 by demolishing buildings at the Siler Property, by fixing drainage issues and by actively working to clean up abandoned and foreclosed properties. He also helped out Bethel Local Schools, constructing a connector road between the High School and the new Elementary School.

We would like to express our sincere gratitude and appreciation to both Don and Debbie for their dedication to Bethel Township and wish them much success going forward.



From l to r: Trustee van Haaren, Administrator/Fire Chief Ehrhart, Trustee Black, Battalion Chief Weldon and Fiscal Officer Watson

Zoning Update

Zoning Certificates Issued

ZC-38-23	5605 Pisgah Rd	Garage
ZC-39-23	5605 Pisgah Rd	Enclosed Porch
ZC-40-23	7633 Windham Rd	Pavilion
ZC-41-23	8555 Flick Rd	Enclosed Porch
ZC-42-23	4423 US RT 40	New Construction (Commercial)
C-43-23	5373 SR 571	Car Port
ZC-44-23	7555 Pisgah Rd	Barn
ZC-45-23	4065 Lisa Dr	Shed
ZC-46-23	7895 SR 201	Barn
ZC-47-23	6446 SR 571	New Construction (Residential)
ZC-48-23	5901 SR 202	Addition
ZC-49-23	2376 W. Charleston Rd	New Construction (Residential)
ZC-50-23	5455 Pisgah Rd	New Construction (Residential)
ZC-51-23	9930 Haskett	Barn
ZC-52-23	9865 Wildcat Rd	New Construction (Commercial)
ZC-53-23	4108 Dayton Brandt Rd	Accessory Structure

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 November 30, 2023, at 7:30PM for case:

Case ZA-07-23: A request from Iron Workers Local 290 International Association of Bridge at 4191 East State Route 40, Tipp City, OH 45371, to re-zone Miami County Parcel # A01-005600, to I-1. This is a 3.531 acre parcel currently zoned R1-AAA. **APPROVED 4-1**

ZA-08-23: A request from Katherine Sonnanstine located at 5950 SR 202, Tipp City, OH 45371, to re-zone 18 of the 39.6 acres from A-2 to A-1. Miami County Parcel #A01-073300. **APPROVED 5-0**

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals held a meeting on November 3, 2023, at 6:00PM for 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 Depot Trucking Transfer Terminal. A 7.79 acre parcel zoned I-1. Miami County Parcel #A01-087256. **DENIED 3-0**

V-07-23: A conditional use request from Lee Schroeder for Lo-Man Rods located at 8973 SR 201, Tipp City, OH 45371, to have barbed wire fencing along the rear of the property. *Bethel Township Zoning Regulations Section 30.06 Fences, Walls and Hedges.* Miami County Parcel ID #A01-048253 currently zoned I-1. **APPROVED 5-0**

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

V-11-23: A variance request from Steve Baker located at 6911 Agenbroad Rd, Tipp City, OH 45371, for a 12 foot privacy fence for his residence. Bethel Township Zoning Regulations Section 30.06, C. 2.5 acre parcel zoned R-1AAA. Miami County Parcel #A01-087234. **CASE: V-11-23 WITHDRAWN**

V-12-23: A variance request from Steve Baker located at 6911 Agenbroad Rd, Tipp City, OH 45371, to allow parking of his Semi truck on his property. Bethel Township Zoning Regulations Section 35.11, A & C. 2.5 acre parcel zoned R-1AAA. Miami County Parcel #A01-087234. **CASE V-12-23 APPROVED 3-1**

V-13-23: A variance request from Steve Baker located at 6911 Agenbroad Rd, Tipp City, OH 45371, for 4800sf building. Bethel Township Zoning Regulations Section 30.05, G. 2.5 acre parcel zoned R-1AAA. Miami County Parcel #A01-087234. **CASE V-13-23: APPROVED 3-1**

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Bethel Township Board of Trustees held a Public Hearing on December 12, 2023, at 6:30PM for case:

Case ZA-07-23: A request from Iron Workers Local 290 International Association of Bridge at 4191 East State Route 40, Tipp City, OH 45371 to re-zone Miami County Parcel # A01-005600, to I-1. This is a 3.531 acre parcel currently zoned R-1AAA. **APPROVED 2-1**

Case ZA-08-23: A request from Katherine Sonnanstine located at 5950 SR 202, Tipp City, OH 45371, to re-zone 18 of the 39.6 acres from A-2 to A-1. Miami County Parcel #A01-073300. **APPROVED 2-1**



New Interim Fire Chief Josh Schiebrel

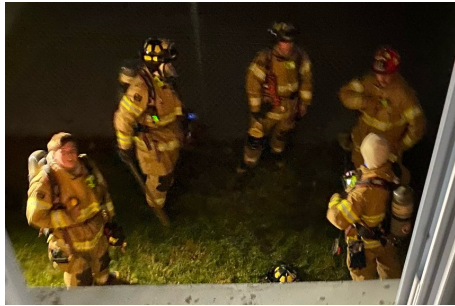
Please welcome our Interim Fire Chief Josh Schiebrel to his new role in the Bethel Township Fire Department. Josh has been a member of our Fire Department since 1996 and has served as lieutenant, captain and most recently Asst. Fire Chief. Chief Schiebrel was recommended by retiring Chief Ehrhart. Chief Schiebrel was appointed by resolution on the Dec. 26, 2023 meeting in a 3-0 vote.



Fire Runs
We have switched Fire and EMS reporting systems as well as Fire Chiefs. We will have a complete report in the next newsletter.

In November, our Fire Department held their final training of the year. This “capstone” training ties together all the bigger trainings done throughout the year. This training began on a Friday and was complete on a Sunday. The Search and Rescue Trailer from the State Fire Academy was utilized along with custom made props like a breach wall simulator, forcible entry door and entanglement traps.

Our crews trained on VEIS, (vent, enter, isolate, search), Mayday situations and radio communication, handline advancement, search and rescue, ladder deployment, breached wall escape, down firefighter removal, forcible entry, and confined space. These trainings reinforce the skills our fire/EMS personnel need to respond safely and quickly and to provide the best service possible to our community.



New Trustee to be Sworn in 2024

Please welcome the newest Trustee, Kama Dick, who will be sworn in on January 2, 2024. Kama is a long time township resident, realtor and former school board member. She will take the place of Trustee Don Black. Kama is married to David Dick and has 3 adult children. We look forward to having her knowledge and skills at the township.

Zoning Code Reminder—Mobile Homes and Recreational Vehicles

We get a number of calls asking what the rules are for living in RV’s in the township. Below is the zoning code covering most of these questions. The complete regulations can be found in our Zoning Code—[Section 30.16 Auxiliary Uses](#)

Section 30.16 Mobile Homes and Recreation Vehicles This Section shall apply to all existing mobile homes that were located prior to the adoption of this Zoning Resolution.

- A. No person shall occupy a recreational vehicle as a residence in any district as a temporary or permanent residence.
- B. No person shall occupy a mobile home as a residence outside an approved and licensed mobile home park or trailer court except as provided in the A-2 General Agricultural District.
- C. No mobile or manufactured home may be stored or parked in any district other than: 1. An approved and licensed mobile home park or trailer court, or 2. B-1 General Business, I-1 Light Industrial and I-2 Heavy Industrial.
- D. No recreational vehicle or boat may be stored in any required front yard or in front of the front building line of the building, whichever is farthest from the right of way, of any residential district.
- E. No recreational vehicle or boat may be parked in any required front yard or in front of the front building line of the building, whichever is farthest from the right of way, of any residential district for a period of more than 72 consecutive hours.
- F. No recreational vehicle or boat shall have a permanent connection to electric, water, gas or sewer facilities in any residential district.



PRESORTED STANDARD
U.S. POSTAGE
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Bethel Township Trustees

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Trustee Kama Dick
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Trustee Julie Reese
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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

January

- 1 New Years Day, Township Offices are Closed
- 9 Trustees Regular Business Meeting, 7 PM
- 15 Martin Luther King Jr. Day, Twp Offices Closed
- 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

February

- 13 Trustees Regular Business Meeting, 7 PM
- 19 Presidents Day, Township Offices Closed
- 20 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 22 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM
- 27 Trustees Regular Business Meeting, 7 PM

March

- 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.