

Board of Trustees

Kama Dick

Julie Reese

Beth van Haaren

Fiscal Officer

Rhonda Ross

Assistant to the Fiscal Officer

Cathy Fortunato

Interim Fire Chief

Josh Schiebrel

Road Workers

Robert Yocum

Eric Campbell

Township Offices

8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

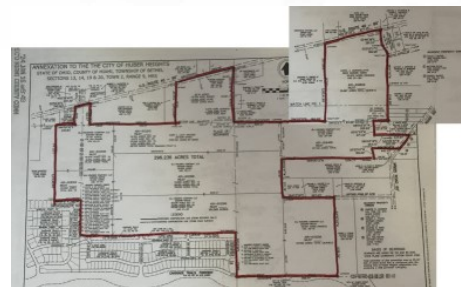
937.845.8472

CURRENT

Bethel Township Trustees

Annexation Update

In the Huber Heights City Council Meeting held July 22, 2024, "A Resolution Accepting The Annexation Of Certain Territory Described In The Petition For Annexation To The City Of Huber Heights, Ohio For Approximately 296.236 +/- Acres From Bethel Township, Ohio Pursuant To Ohio Revised Code Sections 709.02, 709.021, 709.023, And 709.04" was on the agenda. Unfortunately, the Council voted "yes" by a 6-1 margin to pass the resolution.



Despite your Trustees protesting at the meetings, speaking with the media, meeting with concerned residents, and formally objecting to the annexation via resolution, Huber Heights Council still annexed our township land. Many residents also objected at the Council meetings. This was an Expedited Type 2 annexation petition which gave the Township Trustees NO vote in the destiny of the nearly 300 acres. Only the County Commissioners and the municipality can vote to accept or reject the petition. The Commissioners voted to approve the petition because by law, they had no choice.

The City of Huber Heights has estimated approximately 1,480 housing units will be constructed on the annexed acreage.

Trustees Approve a Moratorium on Marijuana (Cannabis) Dispensaries

Your Trustees recently approved a six-month moratorium on marijuana dispensaries in the Township, which is a right given to local governments by the Ohio Revised Code. A marijuana dispensary moratorium refers to a temporary halt on the establishment and operation of new marijuana dispensaries within a specific jurisdiction. Such moratoriums are often implemented by local governments or regulatory bodies to give them time to assess the impact of existing dispensaries, address community concerns, and develop appropriate regulations.

The issue arose as a result of Ohio voters approving a ballot measure to legalize recreational cannabis in November of 2023. Within the township, there is already a medical marijuana grow facility on SR 201, which has been in operation for a couple of years. The owner now wants the opportunity to add a dispensary on an adjoining property.

A dispensary is much different from the existing grow operation. A dispensary is a retail store and operates within a strict set of laws and guidelines for the sale of both medical and recreational use marijuana products.

When the subject came up, the Trustees received quite a bit of resident opinions and the majority were in favor of a moratorium. They also reviewed the Township vote totals on the state-wide issue on the November 2023 ballot. Township voters narrowly voted to NOT approve adult recreational marijuana use, which included dispensaries.

To encourage further resident involvement, the Trustees hosted a town hall to allow for open discussion on the matter. This subject will be revisited toward the end of the moratorium.



Staff Highlights

Mike Arnold resigned earlier this year in May as the **Zoning Director/Assistant to the Township Administrator**. He has been with the Township for over 20 years and will be remaining as Battalion Chief for our Fire Department. We appreciate his service and are happy he is continuing as Battalion Chief. Congratulations to Mr. Arnold in his new role as a full-time firefighter for the Vandalia Airport.

William (Billy) Mannheim recently resigned from the **Road Department**. He started with the Township as a seasonal worker in October, 2018 and became full-time in July, 2019. We thank Mr. Mannheim for his service to the Township and wish him well in his future endeavors.

Eric Campbell, Road Worker

At the height of the mowing season and to ensure uninterrupted service to the Township, Mr. Campbell was hired at the June 4th business meeting as a seasonal worker to fill the void created by Mr. Mannheim. Mr. Campbell was born and raised right here in the Township and is a 2007 graduate of Bethel Schools (CTC). He enjoys farming, baling hay, raising cattle, and building fence in his spare time. We welcome him to the staff and thank him for joining us on very short notice. Please say hello to Mr. Campbell if you see him out mowing or tree trimming.



JOB OPPORTUNITIES

With the December 31, 2023, resignation of the Bethel Township Administrator/Fire Chief, and the May resignation of the Zoning Director/Assistant to the Administrator, we are hiring a couple of new, exciting, and important positions.

After analyzing the workload of the open positions, it was suggested the Administrator and Zoning positions be merged into one, and the Fire Chief position separated from the Administrator position.

The Fire Chief oversees the operations of the Fire Department, including firefighting, fire prevention, emergency medical services and fire service activities for Bethel Township. This position has been posted.

The Township Administrator/Zoning Director oversees the daily operations of the Township. As a pivotal member of the administration, the person filling the position provides Township-wide expertise on matters relating to the administration of all Township programs, employees, trustee and zoning meetings, public safety programs, and all other activities involved in the smooth running of Bethel Township. This position will be posted shortly.

We hope to have two very qualified individuals on board soon and at your service! See our new “Job Opportunities” page on the Bethel Township website for details as they become available.

New Mowers for the Road Department



Trustee Dick, who is temporarily overseeing the Road Department until a Township Administrator can be hired, worked hard to broker a fantastic deal on two new commercial mowers for the Township. They were purchased using American Rescue Plan Act (ARPA) funds, which were part of the COVID relief granted to us by our government. ARPA funds must be committed to be spent by year end 2024. The Road Crew is excited to get mowing using the new equipment!

Pictured left to right: Eric Campbell, Kama Dick, Robert Yocum

Fire	36	YTD	68
EMS	104	YTD	205
		TOTAL	273



Zoning Update

ZONING CERTIFICATES ISSUED:

ZC-06-24	6460 STUDEBAKER RD	Barn Addition
ZC-07-24	6084 S SR 202	New Residence
ZC-08-24	5410 E SR 571	Free Standing Sign
ZC-09-24	8015 S PALMER RD	New Residence
ZC-10-24	5015 S DAY-BRANDT RD	Addition to Residence
ZC-11-24	4718 SR 571	New Residence
ZC-12-24	7860 STALEY RD	New Residence
ZC-13-24	BETHELVILLE RD	New Residence
ZC-14-24	5317 SR 202	Swimming Pool
ZC-15-24	6911 AGENBROAD RD	Pole Barn
ZC-16-24	7380 SINGER RD	New Residence

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 on the Township website 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 May 23, 2024, at 7:30 PM for the following cases:

Case: ZA-02-24: A request from Bruce Flora located at 5955 Pisgah Rd, Tipp City, OH 45371, to re-zone 3 acres from the 121.78 acre A-2 parcel, to R-1AAA. Leaving the remaining 118.78 acres A-2. Parcel ID #A01-073500 is located at 6185 SR 202, Tipp City, OH 45371. (Recommended for Approval)

Case: ZA-03-24: A request from Jason Wilson at 9292 SR 201, Tipp City, OH 45371, to re-zone 5.12 acre A-1 parcel located at 9185 Mann Rd, Tipp City, OH 45371. Intends to combine rear 2 acres from Mann Rd property to adjoining I-1 parcel located at 9292 SR 202, and re-zoning remaining 3.12 acres on Mann Rd to R-1AAA. (Recommended for Approval)

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals had no cases in Q2.

BETHEL TOWNSHIP BOARD OF TRUSTEES

The Board of Trustees met for a public hearing on the above zoning cases June 4, 2024. Both cases were approved at the stated meeting following the public hearing.

The Board of Trustees held public hearings on proposed Massage Parlor regulations on June 4, 2024 and July 2, 2024. The regulations were adopted at the July 2 meeting following the public hearing.

Water Line Extension in the Township

Residents may soon notice construction activity in the easement on SR 202 north of US 40. The Weldcraft Products Company (formerly PECO) at the corner of Studebaker Road and SR 202 requested the water line now ending just north of US 40 be extended to their factory. Sewer service was already extended there at the factory's expense. Miami County Engineering will complete the project.

Because this extension is by request of a private company and not part of a necessary upgrade, the company is working with the county and will be funding over \$1 million (1/3) of the cost. There will be no levies or any Bethel Township funds used for this project. No traffic disruptions are expected.

Bethel Township Trustees

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CALENDAR OF EVENTS

VISIT US ON THE WEB AT www.betheltownship.org

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

Note: you must login to Facebook after scanning the QR code on the left.



July

- 2 Trustees Regular Business Meeting, 7 PM
- 7 Independence Day, Township Offices Closed
- 16 Co. Planning Commission Mtg. in Troy, 7 PM
- 30 Trustees Workshop Meeting, 7 PM

August

- 6 Trustees Regular Business Meeting, 7 PM
- 7 Historical Society, 7 PM
- 20 Co. Planning Commission Mtg. in Troy, 7 PM
- 27 Trustees Workshop Meeting, 7 PM

Septmeber

- 2 Labor Day, Township Offices Closed
- 3 Trustees Regular Business Meeting, 7 PM
- 4 Historical Society, 7 PM
- 17 Co. Planning Commission Mtg. in Troy, 7 PM
- 24 Trustees Workshop Meeting, 7 PM
- 26 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

We invite you to attend!

The Board of Trustees meets in Workshop Session on the last Tuesday of each month and Regular Business session on the first Tuesday of each month, if needed.

Board of Zoning Appeals and the Zoning Commission only meet if a case is pending.

Please check the Township's website for meeting notices, cancellations, or updates.

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

New Website Pages!

We now have a Job Opportunities page where open positions will be posted and a Resolutions 2024 page.