

## Bethel Township Survey Results

In December, 2020, the Township Trustees sent out a survey to identify what changes to our zoning code and land use plan are desired by the residents. Attached are those survey results.

The survey was mailed to all residents and there was also an option to fill out the survey online.

The survey was open from mid December to the end of January. We received 207 responses. Not everyone answered every question, so not all responses tally 207.

We have approximately 5,000 residents in the township, so assuming almost 4,000 are adults, we had about a 5% response rate.

18 people from the survey responses are willing to join a committee to work on revisions to the land use plan. We hope to begin meeting in June. If you are interested in joining the committee, please contact Andy Ehrhart at (937) 845-8472.

If you have additional comments or questions, please contact a Trustee via phone or email or Andy Ehrhart.

Thank you,



Beth van Haaren



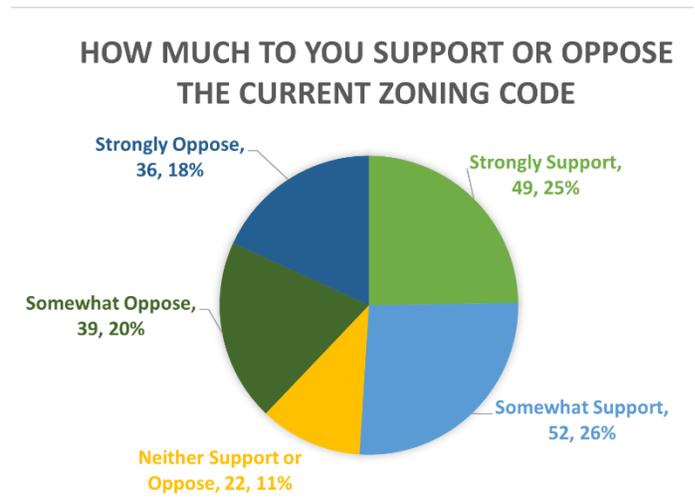
Carolyn Wright



Don Black

## Bethel Township Survey Results

<b>How much to you support or oppose the current zoning Code in Bethel Township</b>		
Strongly Support	49	25%
Somewhat Support	52	26%
Neither Support nor Oppose	22	11%
Somewhat Oppose	39	20%
Strongly Oppose	36	18%
<b>Total</b>	<b>198</b>	<b>100%</b>



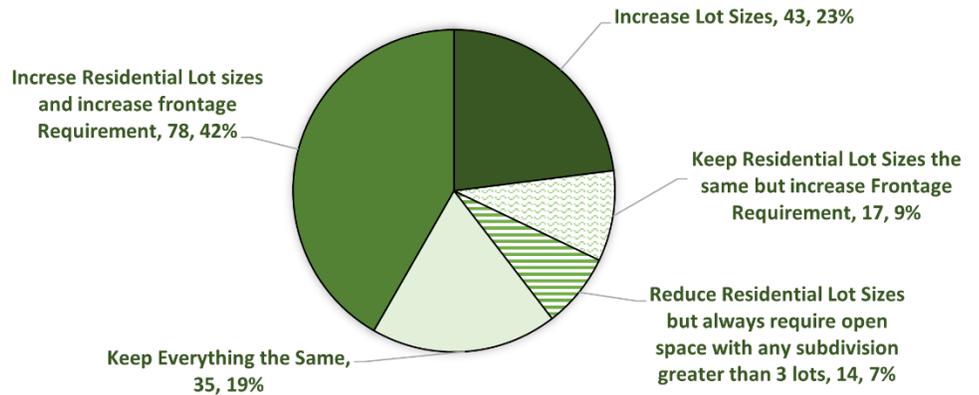
### 1. How much do you support or oppose the current zoning code in Bethel Township?

- “I think codes have been reasonable, but with annexation pressure we may need changes to zoning that foster conservation practices.”
- “Would like to see zoning for new homes to be 5 acres or 2 acres with sewer. Would like a road frontage requirement.”
- “Would like to see zoning map with green space.”
- “I know many many hours that the trustees worked on making the first zoning code.”
- “I don’t have an issue with the current zoning code nor how the township and township trustees are handling it. I think you’re doing a great job! Thanks for asking us.”
- “Limit/ control growth.”
- “If I understand it correctly, residential lot sizes are 2-acre min. That is fair.”
- “School is already overpopulated.”
- “5-acre lots only.”
- “We don’t want subdivisions like Huber Heights. This has always been country life.”
- “The Ohio Revised Code (ORC) unfortunately is the limiting factor and Bethel Township Trustees actions will continue to be limited by the “ORC”.”
- “It works in the confines of the law- the code can’t do any more than that.”
- “If cities annex more of Bethel Township (IE: Huber Heights) they have to attend Wayne schools and not Bethel. The annex of Bethel Township Land in the past years have overloaded Bethel Schools and that should not have happened. They want the land then the school should be burdened (IE: Wayne Schools).”
- “Please do something about the old cars and trash in Brandt.”
- “Farmland is a precious resource. Once it’s gone, it can never be recovered.”
- “We moved here to be outside city limits, want to keep it that way.”

## Bethel Township Survey Results

What would you change about our current Residential zoning code?		
Increase Lot Sizes	43	23%
Keep Residential Lot Sizes the same but increase Frontage Requirement	17	9%
Reduce Residential Lot Sizes but always require open space with any subdivision greater than 3 lots	14	7%
Keep Everything the Same	35	19%
Increase Residential Lot sizes and increase frontage Requirement	78	42%
<b>Total</b>	<b>187</b>	<b>100%</b>

### WHAT WOULD YOU CHANGE ABOUT OUR CURRENT RESIDENTIAL ZONING CODE?



### 2. What would you change about our current Residential zoning code?

- “Since the township residents seem largely opposed to annexation, but little can be done to prevent it, perhaps the township could really get behind conservation development & subdivisions.”
- “Require road frontage requirement to prevent multi residence on same frontage (road).”
- “1-acre min with sewer. 30 % wildlife conservation.”
- “Look at lay of the land. Drainage, what can be tolerated by adjoining property.”
- “No more housing! Keep the farms!”

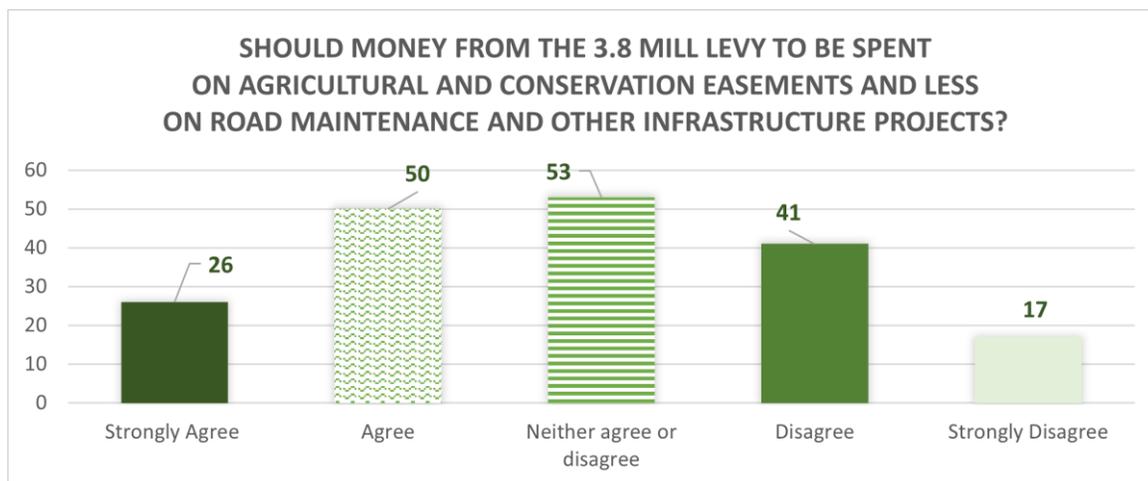
## Bethel Township Survey Results

**Farmland Preservation has been a phrase that we have heard often in the conversations with residents. Would you like the money from the 3.8 mill levy (which currently generates \$380,000 per year) to be spent on Agricultural and Conservation easements and less on Road Repaving and Maintenance and other infrastructure projects?**

Strongly Agree	26	14%
Agree	50	27%
Neither agree or disagree	53	28%
Disagree	41	22%
Strongly Disagree	17	9%
<b>Total</b>	<b>187</b>	<b>100%</b>

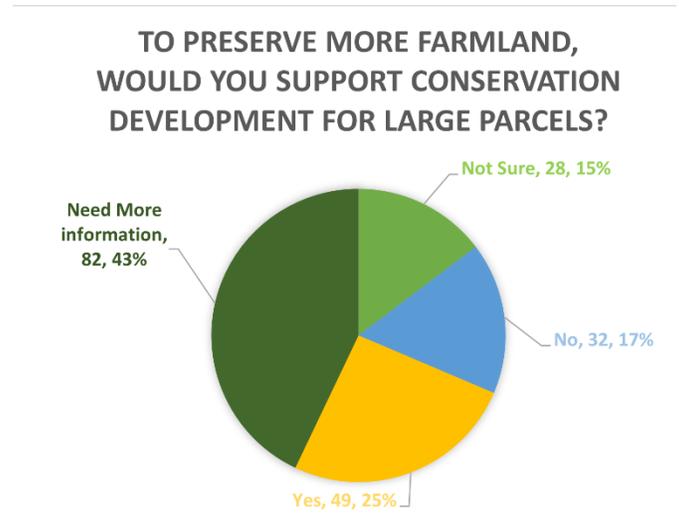
**3. Farmland preservation has been a phrase that we have heard often in conversations with residents. Would you like more money from the 3.8 mill Levy (which currently generates approximately \$380,000 a year) to be spend on Agricultural and Conservation Easements and less on Road Repaving and Maintenance and other infrastructure projects?**

- “I support conservation easements but don’t know how vital the \$380,000 per year is to road maintenance.”
- “We need to look at maintain our current repaving & maintenance schedule but also look at developing a farmland preservation plan.”
- “Once plan has been developed from conservation easements appropriate the proper funding for the levy.”
- “How much land is now conservation easement? Map of water.”
- “I think it’s more important to maintain roads and infrastructure.”
- “Keep repairing roads.”
- “Be more like Elizabeth Township. To build a house requires more acreage.”
- “The “Levy” and the money generated from it were never intended to be spent for Agricultural and Conservation Easements.”
- “We must maintain infrastructure. If that can be done along with the easements well and good. It won’t do much good to have more homes and undrivable roads.”
- “Our roads are a mess! We need to fix them.”
- “I think we should take care of our roads & also I think you should get homeowners to clean their property around Brandt & get rid of all old cars. It’s hurting property value!”
- “If agriculture is eliminated for housing, our future, as a country, will be gone!”
- “There is a need for ag and conservation but that has to be balanced with the maintenance.”
- “I have seen roads repaved and a month later a storm drain cut through brand new roads and (patched)!! Very disappointing- waste big money”



## Bethel Township Survey Results

<b>To preserve more Farmland, would you support Conservation Development for large Parcels? Conservation Development would allow for smaller lots but require at least 30% or more for the property to be placed in a permanent easement.</b>		
Not Sure	28	15%
No	32	17%
Yes	49	26%
Need More information	82	43%
<b>Total</b>	<b>191</b>	<b>100%</b>

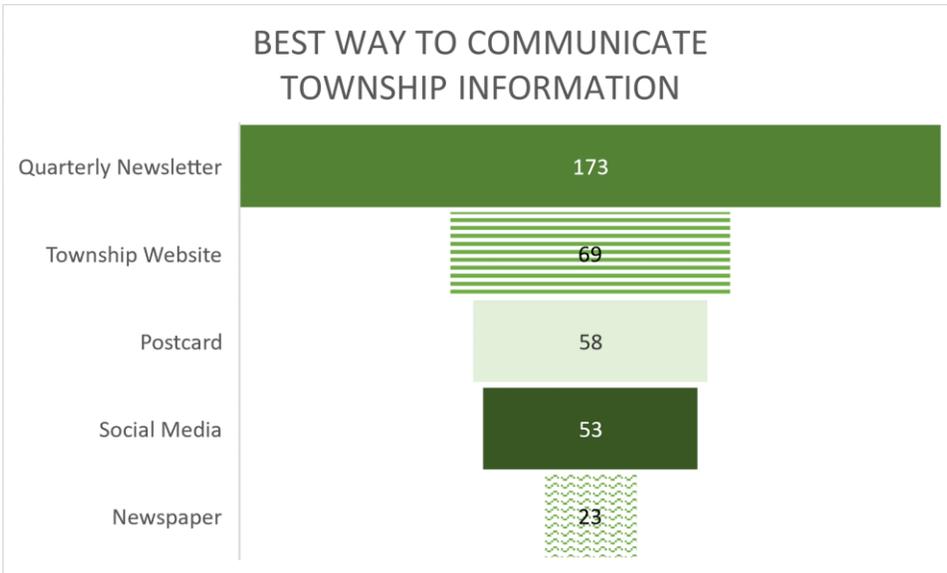


**4. To preserve more Farmland, would you support only Conservation Development for large parcels? Conservation Development would allow for smaller lots but require that 30% or more of the property be placed in a permanent easement.**

- “I think I would support a vision for the township to establish itself as a conservation-oriented community.”
- “Not willing to support any development on reduced parcel sizes.”
- “30% wildlife conservation.”
- “Would like to see a map that shows:”
  1. 100 year plan zone
  2. All rivers and conservation easements
  3. Public land use; parks, schools, fire, police
  4. Resident density- Home/ AC
  5. Sewer & water line and future lining
  6. Zoning exists; RA1, RA2, RAC, Commercial/ AG
- “Farmland Preservation: In Bethel Township, or farmland to be preserved, it must be, as you have stated, at least 40 acres. Those persons in the “Township” that have 40 acres or more, must be willing to pursue getting their land preserved and thereby relinquish the monetary gains they could get by selling their land to developers. Perhaps the Township Trustees should be sure that the person’s owning 40 acres, or more are aware of what can be done to preserve their property. However, the Ohio Revised Code and the law with respect to “Annexation” are already in place and do nothing to stop the development of new housing developments.”
- “Though I do think it need to be a per case process, what surrounds property? Amount of traffic in area.”
- “Do anything that you can to keep Huber from annexing our township.”
- “No more housing!”
- “Would have to be looked at on case-by-case basis- depends on where at.”

## Bethel Township Survey Results

<b>How can the Township and Trustees best communicate to the residents Township Information? Check all that apply.</b>	
Quarterly Newsletter	173
Township Website	69
Postcard	58
Social Media	53
Newspaper	23



### General

- “We need to look at what Elizabeth Township has been able to accomplish. They have controlled growth, improved Township moral, & have developed and have been successful running a Township center. We are quickly being overtaken by development & annexation that is stressing/ overcrowding our schools. My family moved to Bethel to experience Rural living & to have access to excellent schools (like I had in the 70s & 80s.) We need to hold on to what had made Bethel Township great & control future growth.”
- “Landowners have the right to decide how their land should be used. The idea that Bethel Township and any government have the right to decide “Farmland Preservation” is absurd.”

\*I do not support annexation of property of Bethel Township.

\*I do not support stifling individuals from developing land that is currently zoned agriculture.