

**Minutes**

**Bethel Township Board of Zoning Appeals**

**January 24, 2013 – 6:30 P.M.**

**Regular Meeting**

**Bethel Township Meeting Room, 8735 S. 2<sup>nd</sup> Street – Brandt, Tipp City, Ohio**

**Board of Zoning Appeals Member(s) Present: Fisher, Sonnanstine,, Gross, Butt**

**Board of Zoning Appeals Members(s) Absent: Biggs**

**Staff Present: Andy Ehrhart– Director of Planning & Zoning**

Mrs. Fisher called the meeting to order at 6:30 PM.

Officers were elected for 2013. Chair: Debbie Fisher, Vice Chair: Gary Biggs

Msr. Fisher welcomed everyone and explained the process of the meeting to residents present. This included the explanation that anyone how wished to speak should come to the podium and clearly state their name and address. At that time the person would be sworn in.

Each member of the Board introduced themselves.

New Business:

Mr. Ehrhart read the first case:

**CU-01-13:** A request from Scott Earhart & Deany L Chaney, 4620 South Rudy, Tipp City, OH, 45371. The applicant requests conditional use approval for to allow for the construction of new single family residence located in an F-1 Flood Plain Zoning District. The property in question is located at 4620 South Rudy Road, Miami County, Bethel Township Ohio, Town 2, Range 9, Section 24.

Mr. Ehrhart made his staff presentation.

Mr. Ehrhart asked if the Board had any questions of him.

The applicant was asked to speak on behalf of the application.

Mr. David Weinmiller, Weinmiller and Associates. Mr. Weinmiller stated that the house was being built by Harlow Builders and they have done all the surveys. Mr. Weinmiller reviewed the proposed site plan and stated the elevation of the home will be one foot to one and a half foot above the floodplain.

Mr. Ehrhart asked if the applicants had received all the appropriate approvals.

Mr. Weinmiller: Yes all have been obtained except this process.

Mr. Gross: Will the house be on a slab?

Mr. Weinmiller: No it will be a walkout basement.

There was general discussion about the septic system.

Mrs. Fisher asked if there was anyone present wishing to address the Board in favor or in opposition to the request.

None.

Public Hearing Closed.

Mr. Gross motioned for the approval of case C-01-13.

Motion was seconded by Mr. Butt.

VOTE

Mr. Biggs	N/A
Mr. Butt	Yes
Mr. Gross	Yes
Mr. Sonnanstine	Yes
Mrs. Fisher	Yes

Motion to approve Case CU-01-13 passed 4-0.

**V-01-13:** A request from Gordon & Debbie West, 8263 US Route 40, Tipp City, OH, 45371. The applicant requests a variance to allow for the reduction of the required lot frontage from one hundred and seventy five feet (175') to zero feet (0') to allow for a lot split on property zoned A-2 General agricultural. The property in question is located at 4620 South Rudy Road, Miami County, Bethel Township Ohio, Town 2, Range 9, Section 24.

Mr. Ehrhart made his staff presentation.

Mr. Ehrhart asked if the Board had any questions of him.

The applicant was asked to speak on behalf of the application.

Gordon West of 8263 US Route 40. Mr. West stated that he has talked to his neighbors and they have no issues with the request. Mr. West stated that they cannot take care of

the property any longer, adding that they both lost their jobs in 2005. The kennel is their only source of income.

Mr. Butt: How many kennels are there?

Mr. West: There are 50 runs.

Mr. Sonnanstine: The first few feet of the common drive is shared with the Pickles?

Mr. West: About the first 100'.

Mr. Gross: Has the applicant looked into selling the property and then leasing the kennel back.

Mr. West: No have not looked into that option.

Discussion about minimizing the variance by splitting the property allowing it to have frontage along US 40.

The applicant stated he would be open to the option of splitting the lot in such a fashion.

Mr. Sonnanstine moved to table the case until the February 28, 2013 BZA meeting to explore options.

Mr. Gross seconded the motion.

VOTE

Mr. Biggs	N/A
Mr. Butt	Yes
Mr. Gross	Yes
Mr. Sonnanstine	Yes
Mrs. Fisher	Yes

Approval of minutes:

Motion was made by Mr. Gross to approve the minutes of March, 2012, June 2012, and July 2012.

Second by Mrs. Fisher.

VOTE

Mr. Biggs	N/A
Mr. Butt	Yes
Mr. Gross	Yes

Mr. Sonnanstine      Yes  
Mrs. Fisher            Yes

**Adjournment:**

Motion was made by Mr. Butt to adjourn and seconded by Mr. Sonnanstine.