

Minutes

Bethel Township Board of Zoning Appeals

April 24, 2014 – 6:30 P.M.

Regular Meeting

Bethel Township Meeting Room, 8735 S. 2nd Street – Brandt, Tipp City, Ohio

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

Board of Zoning Appeals Members(s) Absent: Butt

Staff Present: Jeff Green– Director of Planning & Zoning

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

Each member of the Board introduced themselves.

New Business:

Mr. Green read the first case:

Case V-02-14: A request from Justin Powell of 8735 State Route 722 Arcanum Ohio 45304. The applicant requests a double variance to decrease the amount of feet needed to put up a billboard from the required one hundred (100) feet of the right of way to twenty (20) feet of the right of way and to decrease the amount of distance needed between billboards from One Thousand Five Hundred (1500) feet to One Thousand Three Hundred and ten (1310) feet located at 6770 Cobaugh Tipp City OH 45371 zoned as I-1. The property is identified as Miami County Parcel ID # A-01-014500.

Mr. Green made his staff presentation.

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

Mr. Gross: How close is the billboard’s proposed location to right-of-way.

Mr. Green: 20 feet

Mr. Biggs: Because there is a residence across the street wouldn’t that require another variance. Our code says that a billboard must be 200 feet from a residence.

Mr. Green: No. Our code says a billboard has to be at least 200 feet from any property zoned residential. The property across the street is zoned agriculture. All other requirements have been met except for distance from the right-of-way and distance between billboards which is what Mr. Powell is currently asking a variance for.

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

Mr. Powell represented himself. He said that he could put the billboard farther back into the property, however a much bigger sign would be needed. He also stated that only local businesses would be advertised.

Mr. Powell gave BZA a map of where the sign would be located if the variance wasn't needed. He also gave the BZA a height comparison between the proposed billboard and a much bigger "normal" one.

Mr. Biggs: Is there anyone in the audience against this?

Barbara Ritenour: Against. She asked if there would be a light on the billboard.

Mr Powell: No light will be placed on this billboard

Bob Fessler: Against. He said we do not know which businesses would be advertised and that there was no guarantee a local bethel business would be advertised.

Joseph Ritenour: Against. Said he did not see the need for yet another billboard along.

Jess Underwood: Against. Warned about setting a precedent

Mr. Gross: Is there anyone in the public for the Billboard?

Chris Deluge: I am here on behalf of the land owner to express his support. Stated that the land owner thinks one more billboard advertising local business would be good for the township. Also said the sign is small compared to other billboards.

Chris Manheim: For. Owns All About Drains. Would like to advertise on the billboard.

John Preston: Here on behalf of his son. For the billboard. He said his son would like to advertise on this billboard.

Mrs. Fisher: Does anyone else from the public have any more comments?

-No one from the public had anything else to say.

Mr. Biggs: Will the sign have 2 faces

Mr. Powell: Yes

Mr. Biggs: If he is denied a variance will he still be able to get the billboard since he can legally meet all billboard requirements if he moves the sign back further?

Mr. Green: No, even if he meets all legal requirements set forth in our zoning code he will still need to go before the BZA for a Conditional Use.

Public Hearing Closed.

Mr. Gross motioned for the denial of case V-2-14.

Motion was seconded by Mr. Biggs

VOTE

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

Motion to deny Case V-02-14 passed 4-0. The requested variance was denied.

Approval of minutes:

Mrs. Fisher was not present at meeting and should be listed as absent.

Motion was made by Mrs. Fisher to approve the minutes of February, 2014.

Seconded by Mr. Sonnanstine.

VOTE

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

Adjournment:

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