

**Minutes**

**Bethel Township Board of Zoning Appeals**

**July 24, 2014 – 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: Butt, Gross, Sonnanstine**

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

**Staff Present: Jeff Green– Director of Planning & Zoning**

Mr. Gross called the meeting to order at 6:30 PM.

Each member of the Board introduced themselves.

New Business:

Mr. Green read the case:

**Case V-07-14:** A request from Justin Powell of 8735 State Route 722 Arcanum Ohio 45304. The applicant requests a triple 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 zero (0) feet of the right of way, to decrease the amount of distance needed between billboards from One Thousand Five Hundred (1500) feet to Nine Hundred and Sixty Three (963), and to decrease the distance needed from a residential zoned lot from Two Hundred (200) feet to One Hundred and Fifty Three (153) 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 read his staff presentation

Mr. Green asked if the board had any questions for him.

Mr. Sonnanstine motioned to revoke CU-01-14

Mr. Butt Seconded

VOTE

Mr. Sonnanstine: Yes

Mr. Butt: Yes

Mr. Gross Yes

Motion to revoke CU-01-14 passes 3-0

Mr. Powell was there to speak for himself

Mr. Powell stated that he set up size comparisons between the one that was proposed and the one that was agreed upon with the case CU-01014.

The board goes outside to view the examples

The board comes back inside and discussed amongst itself

Mr. Gross: Is there anyone here opposed to the billboard.

Mr. Fessler: Yes, Bob Fessler 9161 SR 201. I am located directly across from the proposed spot. I have abided by all township rules and would not be right for this to go up. I object to the variance.

Negotiations between Mr. Powell, Mr. Fessler, and BZA commence on the location of the billboard.

Mr. Fessler wants the billboard farther north (to the center of the property)

Mr. Powell does not want the billboard up that far and does not think it would be fair for the lands owner if the billboard were to go there.

Negotiations end.

Mr. Gross: is there any other comments

No one else speaks up

Mr. Sonnanstine: Motion to approve billboard as long as it doesn't go over the fence.

Mr. Butt: Seconded

VOTE:

Mr. Sonnanstine: Yes

Mr. Butt: Yes

Mr. Gross: Yes

Motion to approve V-7-14 with the condition that the billboard does not go over the fence is approved 3-0.

Mr. Gross: Do I have a motion to adjourn?

Mr. Sonnanstine: Motion to adjourn

Mr. Butt: Seconded

VOTE

Mr. Sonnanstine: Yes

Mr. Butt: Yes

Mr. Gross: Yes

**Approval of minutes:**

Mr. Gross moved to defer minutes to the next meeting because only 3 members present.

**Adjournment:**

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

Mr. Gross: Yes

Mr. Butt: Yes

Mr. Sonnanstine: Yes