

Minutes

Bethel Township Board of Zoning Appeals

June 26, 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, Gross, Fisher

Board of Zoning Appeals Members(s) Absent: Butt, Sonnanstine

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 CU-1-14: A request from Justin Powell, 8315 State Route 202, Arcanum, OH, 45304. The applicant requests conditional use approval to allow for the construction of a double stack 14'x 40' billboard on the property located at 6770 Cobough, Bethel Township, Miami County, Ohio. The property is identified at Miami County Parcel ID # A01-014500.

Mr. Green read his staff presentation

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

Mr. Powell was there to speak for himself

Mr. Biggs: What is a holophane light?

Mr. Powell: A type of light that is used commercially. It will just help illuminate the billboard and will not bother any residence.

The board talks amongst itself

Mrs. Fisher: Is there anyone from the public that would like to say anything?

Bonnie Mchenry of 5065 Dayton Brandt rd. wanted to speak.

Mrs. Mchenry: Why do you want to put a sign in?

Mr. Powell: For business

Mrs. Mchenry: As a resident I do not want another billboard up along 201. I want this to go on record.

Mr. Powell and Mrs. Mchenry go into a discussion.

Public hearing closed

Mr. Biggs motioned for approval of case CU-01-14

Motion was seconded by Mr. Gross

VOTE

Mrs. Fisher: Yes

Mr. Gross: Yes

Mr. Butt: N/A

Mr. Sonnanstine: N/A

Mr. Biggs: Yes

Motion to approve Case CU-01-14 passed 3-0.

Mr. Green read the next case

Case V-06-14: A request from Bethel Local Schools of 7490 State Route 201 Tipp City OH 45371. The applicant requests a variance to reduce the size of parking spaces from 10x20 to 10x18 and the width of Driveway aisle go from 25' to 22'. The property is identified at Miami County Parcel ID # A01-250020.

Mr. Green read his staff report.

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

Mike Huff was there to speak for the school

Mr. Huff: Handed out a pamphlet to members of BZA with size comparisons of your typical parking spaces and what the school is asking for. Also different vehicles (trucks, suv, car) and how they would fit into each space if the variance were to be accepted.

Mr. Huff: We are trying to also reduce water runoff as well as use less asphalt to save money.

Mr. Huff: Discovered high rock elevation that may force a rethink of the proposed site plan.

Mr. Gross: Have you thought about using the ends for full length trucks?

Mr. Huff: Yes

Mr. Biggs: is the site plan final?

Mr. Huff: No. At this point it is a 50/50 shot.

Mrs. Mchenry: Will this be permanent or temporary?

Mr. Huff: Permanent

Mr. Biggs: 9x18 is standard parking

The board talks amongst itself

Public hearing closed

Mr. Biggs motioned for approval of case V-06-14.

Motion was seconded by Mr. Gross

VOTE

Mrs. Fisher: Yes

Mr. Gross: Yes

Mr. Butt: N/A

Mr. Sonnanstine: N/A

Mr. Biggs: Yes

Approval of minutes:

Mrs. Fisher moved to defer minutes to the next meeting because only 3 members present.

Adjournment:

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

Mrs. Fisher: Yes

Mr. Gross: Yes

Mr. Butt: Yes

Mr. Sonnanstine: N/A

Mr. Biggs: Yes