

**Minutes**

**Bethel Township Board of Zoning Appeals**

**October 16, 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: Gross, Fisher, Biggs, Butt,  
Sonnanstine**

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

**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 case:

**Case V-10-14:** A request from Larry Dire of 5248 Ottawa Dr. Fairborn Ohio 45324. The applicant requests a variance to build an accessory structure prior to a primary structure located at 6582 E. US RT 40, Tipp City, OH 45371. The property is identified at Miami County Parcel ID # A01-086056.

Mr. Green read his staff presentation

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

Mr. Dare was there to speak for himself.

Mr. Dare stated that he would like to get the accessory structure up first to store materials for the house he will build. He would like to get the accessory structure up before winter.

Mr. Gross asked if the house would be occupied when it is built.

Mr. Dare said it would.

Mr. Gross: Motion to approve case V-10-14 with the conditions that the house is built and occupied within one year from this date. (October 16<sup>th</sup> 2015)

Mr. Butt: Seconded

VOTE:

Mrs. Fisher: Yes  
Mr. Gross: Yes  
Mr. Biggs: Yes  
Mr. Butt: Yes  
Mr. Sonnanstine: yes

Motion to approve V-10-14 with the conditions that the house is built and occupied within one year is approved 5-0.

**Approval of Minutes**

Motion was made by Mr. Gross to approve the minutes for October as presented

Seconded by Mr. Biggs

Mrs. Fisher: Yes  
Mr. Gross: Yes  
Mr. Sonnanstine: Yes  
Mr. Biggs: Yes  
Mr. Butt: Abstained (not present at last meeting)

**Adjournment:**

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

Mrs. Fisher: Yes  
Mr. Sonnanstine: Yes  
Mr. Biggs: Yes  
Mr. Gross: Yes  
Mr. Butt: yes