

Minutes

Bethel Township Board of Zoning Appeals

March 26, 2015 – 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: Reese, Sonnanstine, Gross, Fisher

Board of Zoning Appeals Members(s) Absent: Durst

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:

Election of officers

Mr. Durst elected chair

Mrs. Fisher elected vice chair

Mr. Green read the first case:

Case V-02-15: A request from Tracy Watson, 968 Bellefontaine RD, New Carlisle Ohio 45344. The applicant requests a variance to increase the maximum size of permitted accessory structure from the required Sixteen Hundred (1600) square feet to approximately Three Thousand Five Hundred (3500) square feet. The property is identified at Miami County Parcel ID # A03-004800.

Mr. Green made his staff presentation.

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

Mrs. Watson represented herself. We are in the process of closing on an industrial zoned lot to store the trucks. Presented the board with 2 letters of recommendation and closing papers for the new lot.

Mrs. Reese: If approved what would be in the structure?

Mrs. Watson: One truck, some jet skis, and some other things from around the house.

Residents in attendance

Frank Rich: Been the southern neighbor for 30 years. He has a problem with seeing the dump trucks every day. Although the property has been cleaned up and is aesthetically pleasing, seeing dump trucks isn't something I want/ Doesn't understand why they do not need permits.

Mr. Green: No permit is needed since they declared the building for agriculture use only.

Other Residents for public comment

Mike Davidson: Neighbor to the north. No problem with building. Watson's have done a great job with upkeep of property

Mr. Gross: Can the trucks be put on the other side of the structure.

Mrs. Watson: No, a septic system is located on that side

Board discusses options with Mr. Rich and Mrs. Watson to limit the impact of the trucks.

conditions talked about are:

- plant fast growing evergreens to help block out the view of the trucks
- All permits must be acquired by for the township and county
- 2 trucks can stay out permanently. A third truck may stay out for a period no longer than 48 hours per week

Mr. Rich: If this is approved I want there to be a time limit to when they must get the agreed stipulations. I had to do it so he should to.

Mr. Green asks Mrs. Watson and Mr. Rich if the above conditions are agreeable.

Mr. Rich and Mrs. Watson find the conditions agreeable

Public Hearing Closed.

Mr. Gross: Motion to approve with the following conditions 1) evergreens on the south side of the building 8-12 feet apart must be completed by May 31st 2) No more than 3 trucks (2 dump trucks and 1 semi) are allowed out in the open for more than 48 hours per week. 3) All permits must be obtained before May 17th

Motion seconded by Mrs. Reese seconds

VOTE

Mrs. Reese	Yes
Mrs. Fisher	Yes
Mr. Gross	Yes

Mr. Sonnanstine No
Mrs. Durst N/A

Motion to approve case approved 3-1 with the above conditions

Approval of minutes:

Minutes were deferred to next week

Adjournment:

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