

Minutes**Bethel Township Board of Zoning Appeals****July 28, 2016 – 6:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Debbie Fisher, Neal Sonnanstine, Julie Reese, Doug Gross**Member(s) not present:** Mark Durst, Jeff Butt**Staff Present:** Marty Caskey – Township Planning and Zoning

Ms. Fisher called the meeting to order at 6:35 pm.

BZA and staff introduced themselves.

New Business**Case V-03-16:** A request from Matthew Brun, 6185 Dayton-Brandt Rd. for a variance to build a pole barn with 2400 sq. ft., which is 800 sq. ft. over the limit for this parcel. The property is zoned R-1AAA and identified as Miami County Parcel ID #A01-087714.

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him.

Ms. Fisher: Any comments from those for the request?

Mr. Brun stepped forward and was sworn. He stated the building size requested was so he could have his truck and trailer remain hitched and yet under cover.

The board asked about screening from neighboring properties and whether neighbors had been contacted. There are pine trees and the existing residence separating the barn from neighboring views and he had talked to the neighbors. When asked, he also stated there would be electric but no water to the barn and he will extend the existing drive to the barn.

Ms. Fisher: Any comments from those against the request?

No public comments against the request.

Public discussion is closed.

Ms. Fisher: Do we have any further discussion on this case?

None.

Motion:

Motion to approve by Mr. Sonnanstine.

Motion seconded by Mr. Gross.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Ms. Reese – Abstain (lives within the notification area)

Mr. Gross – Yes

Variance approved.

Case V-04-16: A request from Bill Reece, 6821 US Rt. 40, for a variance to build a lean-to for the covering of sale contents for his store that will encroach into the side setback area. The property is zoned I-1 and identified as Miami County Parcel ID #A01-086011.

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him.

Ms. Fisher: Any comments from those for the request?

Mr. Reece stepped forward and was sworn. Several specific items were discussed: Would the lean-to be enclosed? Not at this time although the fence will act as a protection from the weather on the east side. The existing privacy fence is owned by Mr. Reece and will be replaced with a more robust fence with proper footers for the posts. The lean-to roof will not attach to the fence.

Will there be electric? Yes

Will all the merchandise in front of the combined residence and store be moved to the lean-to area? No, only the merchandise in front of the residence at this time.

Is this a fire hazard being so close to the neighbor? The neighboring property is also zoned I-1, so I-1 codes will need to be met for construction.

Are there alleys or easements between the buildings? Only alley is in the back running along all properties' rear boundaries. No easements were discernable.

Ms. Fisher: Any comments from those against the request?

No public comments against the request, however, Polly Turner was present representing a church within the notification area and asked about access to the lean-to area. Access will be open on each end at this time as the lean-to is to protect the sale merchandise.

Public discussion is closed.

Ms. Fisher: Do we have any further discussion on this case?

No additional comments.

Motion:

Motion to approve without conditions by Mr. Sonnanstine.

Seconded by Mr. Gross.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Ms. Reese – No

Mr. Gross – Yes

Variance approved.

Case V-05-16: The applicant, Iron Workers Local 290, is seeking to erect a sign on their headquarters property located at 4191 E US Rt. 40. The Bethel Township Zoning Resolution has a maximum sign size as 50 square feet for each sign side. The proposed sign is 144 square feet and will be one-sided. The 5.132-acre parcel is zoned I-1. The property is identified as Miami County Parcel ID #A01-005510.

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him.

Ms. Fisher: Any comments from those for the request?

Mr. Bush, representing the Ironworkers 290, stepped forward and was sworn. Mr. Bush explained that the sign variance they are requesting is so they can use their existing sign from their previous Dayton location. This sign is lit from the interior and is 24' X 6'. The pole for the sign was specifically designed to safely support the sign in all weather conditions.

Ms. Fisher: Any comments from those against the request?

No public comments against the request.

Public discussion is closed.

Ms. Fisher: Do we have any further discussion on this case?

There was much discussion about the sign height. Staff will research if the height noted in the I-1 section of the Zoning Resolution on the website is accurate at 35'. Mr. Bush will review additional design changes that would lower the height of the sign. General consensus was the sign size would be allowed but the 19' pole is too high for the existing neighborhood esthetics.

Also, there was past precedent for not having a sign up that high, but the actual case was not referenced.

Meeting was recessed for ten minutes while Mr. Caskey double-checked resolution sign height.

Meeting resumed.

Mr. Caskey noted the 35' height for I-1 was the latest on the Bethel Township webpage, but will continue to research if an update to the height maximum was approved but not posted.

Motion:

Motion to table the request until the August 25 meeting by Mr. Sonnanstine.

Seconded by Mr. Gross.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Ms. Reese – Yes

Mr. Gross – Yes

Variance request tabled for more information on sign height regulations by staff and redesign by Ironworkers. This case will appear on the August 25 meeting agenda.

3: Old Business

Approval of minutes from February 2016. Due to technical difficulties, the February minutes were corrupted. A condensed version of the minutes was reproduced by the board and staff. These were approved.

Motion:

Motion to approve modified minutes by Mr. Sonnanstine.

Seconded by Mr. Gross.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Ms. Reese – Yes

Mr. Gross – Yes

3: Other

Communication and Reports

None

Board of Zoning Appeals Comments

None

Adjournment:

Motion:

Motion to adjourn by Mr. Sonnanstine.

Seconded by Mr. Gross.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Ms. Reese – Yes

Mr. Gross – Yes

Meeting adjourned at 8:20 p.m.