

Minutes**Bethel Township Board of Zoning Appeals****April 27, 2017 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Debbie Fisher, Neal Sonnanstine, Steve Owens**Member(s) not present:** Doug Gross, Jeff Butt, Judy Poettinger, Mark Durst**Staff Present:** Marty Caskey – Township Planning and Zoning

Ms. Fisher called the meeting to order at 6:30 p.m.

BZA and staff introduced themselves.

New Business

Case: V-01-17: A request from Gale Halderman, 6476 US 40 (Brandt), for a variance to the lot size and frontage for an R-1AAA lot being replatted in the unincorporated village of Brandt. Seven total lots are impacted by the replatting, but only one new lot, which is composed of the combination of parcels A01-086047 (one-half), A01-086048 and A01-086049. Requirements for R-1AAA are a minimum of one acre when sewer is available, and 175 feet of frontage. The newly created lot is accessing sewer, and will be .56 acres with 123.75 feet of frontage if approved.

Mr. Caskey presented the staff report.

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

No questions.

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

There were no attendees against the request and Mr. Shawn Taylor, attorney for Mr. Halderman, stated that his request was for the purpose of Mr. Halderman's estate planning.

Motion:

Motion to approve Case V-01-17 by Mr. Sonnanstine.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Owens – Yes

Case: V-02-17: A request from John Burrowes, 9675 Bellefontaine Rd., New Carlisle, OH 45344, to allow an accessory building height of 16’8”, which is 20” higher than permitted. The property is identified as Miami County Parcel ID #A01-019980.

Mr. Caskey presented the staff report.

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

No questions.

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

There were no attendees against the request and Mr. Burrowes was present to answer questions.

Motion:

Motion to approve Case V-02-17 by Mr. Sonnanstine.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Owens – Yes

Case: V-03-17: A request from Delacy Dawson, 2987 US 40, Tipp City, OH 45371, to allow an accessory building height of 19’6”, which is 4’6” higher than permitted and 2,240 square feet, which is 640 square feet larger than permitted. The property is identified as Miami County Parcel ID # A01-003100.

Mr. Caskey presented the staff report.

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

No questions.

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

There were no attendees against the request and Mr. Dawson was available for questions.

Motion:

Motion to approve Case V-03-17 by Mr. Sonnanstine.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Owens – Yes

3: Old Business

Approval of minutes from February and March 2017.

Due to not having a quorum of March attendees at the April meeting, the vote on the March minutes was tabled until the May meeting.

Motion to approve the February 2017 minutes as written was made by Mr. Sonnanstine.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Owens – Yes

4: Other Business

Communications and Reports

Mr. Caskey gave board members an overview of the gas station rezoning case.

Board of Zoning Appeals Comments

None

Adjournment:

Motion to adjourn by Mr. Sonnanstine.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Owens – Yes

Meeting adjourned at 6:55 p.m.