

Minutes**Bethel Township Board of Zoning Appeals****February 23, 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, Jeff Butt, Doug Gross, Steve Owens**Member(s) not present:** 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.

Mr. Caskey introduced Steve Owens, owner of ANRO Builders, as a new sitting BZA member replacing Brad Trostel. Mr. Trostel moved out of Bethel Township.

New Business

Case V-10-16: 5930 S. Rudy Rd. – Accessory building height greater than permitted
 Applicant is requesting a variance to erect a pole barn that is higher than 15' at the midline of the peak and eave. The requested height is approximately 18'9" at mid-point. The existing building is approximately 22 1/2 at peak, so they would be similar. The property is identified as Miami County Parcel ID # A01-072080.

Mr. Caskey presented the staff report.

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

There were none.

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

Mr. Weichbrodt, applicant, explained the request and the layout of the parcel.

Mr. Owens asked if a dark part of the map was a creek or watershed. Mr. Weichbrodt explained it was just shadows from Google Earth.

Motion:

Motion to approve Case V-10-16 by Mr. Sonnanstine.

Seconded by Mr. Butt.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Butt – Yes

Mr. Gross – Yes
 Mr. Owens – Yes

Case V-11-16: 7930 Singer Rd. – Accessory building footprint greater than permitted
 Applicant is requesting a variance to erect a pole barn that is larger than the allowed 1200 square feet. The requested footprint is 1500 square feet or 300 square feet larger than maximum. The property is identified as Miami County Parcel ID #A01-084803.

Mr. Caskey presented the staff report.

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

Mr. Gross asked what the total lot size was. It is .86 acres.

Mr. Owens is the contractor on the project and showed placement on the parcel and explained the septic system was to be moved prior to building. The applicant is working with the county on that.

Ms. Fisher noted that this request was well within the 25% parameter the board uses to analyze a parcel and building size.

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

None

Motion:

Motion to approve Case V-11-16 by Mr. Sonnanstine.

Seconded by Mr. Gross.

VOTE:

Ms. Fisher – Yes
 Mr. Sonnanstine – Yes
 Mr. Butt – Yes
 Mr. Gross – Yes
 Mr. Owens – Abstain

Case V-12-16: 6185 Dayton-Brandt Rd. – Accessory building height greater than permitted
 The applicant is asking for an amendment to V-03-16 allowing him to build a pole barn with a height of 19 feet, which is 4 feet over the limit for this parcel. Previous variance for a larger barn was approved (V-03-16), but the height variance was not requested at the same time. The previously approved barn cannot be built unless the height is modified. The property is identified as Miami County Parcel ID # A01-087714.

Mr. Caskey presented the staff report.

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

Mr. Gross asked about placement on the parcel and the neighboring view.

Mr. Owens is the contractor on the project and showed placement on the parcel and explained the view is restricted by trees, natural earth contours and the building will be in a low place on the parcel whereby the building will be lower than the home on the parcel.

Ms. Fisher noted that this request was “fixing” the previously approved variance in 2016.

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

None

Motion:

Motion to approve Case V-12-16 by Mr. Sonnanstine.

Seconded by Mr. Gross.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Butt – Yes

Mr. Gross – Yes

Mr. Owens – Abstain

3: Old Business

Approval of minutes from October 2016.

Motion to approve October 2016 minutes by Mr. Sonnanstine.

Seconded by Mr. Butt.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Ms. Butt – Yes

4: Other Business

Communications and Reports

Mr. Caskey reiterated that Mr. Owens has join the Board of Zoning Appeals and we appreciate his service.

There was an update on the MollyBurger razing and potential uses.

Mr. Caskey noted there will be a BZA meeting March 23 at 6:30 p.m. to hear the Horn Vet Clinic conditional use case, CU-01-17.

Board of Zoning Appeals Comments

Mr. Gross asked why Sullivan Road was closed at Ross Road. This is for a culvert replacement by the county.

Adjournment:

Motion to adjourn by Mr. Gross.

Seconded by Mr. Sonnanstine.

VOTE:

Ms. Fisher – Yes

Mr. Sonnanstine – Yes

Mr. Butt – Yes

Mr. Gross – Yes

Mr. Owens – Yes

Meeting adjourned at 7:05 p.m.