

Minutes**Bethel Township Board of Zoning Appeals****December 20, 2018 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Jeff Butt, Judy Poettinger, Darrin Anderson**Member(s) not present:** Debbie Fisher, Steve Owens**Staff Present:** Marty Caskey – Director, Planning and Zoning

Mr. Butt brought the meeting to order at 6:32 p.m.

BZA and staff introduced themselves.

New Business

Case: V-08-18: A request from David Seale, 4930 Scarff Road, New Carlisle, OH 45344, to allow for an accessory building on an 11.391-acre A-1 New Carlisle Road parcel without a residence. Parcel is located on New Carlisle Road, with access from SR 201 as well. Zoning Resolution states an accessory building is only allowed when a residence is on the parcel unless the accessory building is an agricultural building. Miami County Parcel ID #A01-061250.

Mr. Caskey presented the staff report and asked if there were any questions for him.

Mr. Butt asked if the applicant was available.

Mr. Seale was asked if he had anything to add to the staff report.

Applicant stated he concurred with the report and he wanted to use the building to stage equipment for the home he hopes to build on the parcel.

Mr. Butt asked if the board had any questions.

Mr. Butt asked if Mr. Seale had a construction timeline.

Mr. Seale said he hoped to start within two years.

Mr. Butt asked if there were any in attendance wanting to speak in favor of V-08-18.

None.

Mr. Butt asked if there were any in attendance wanting to speak against V-08-18.

None.

Mr. Butt asked if there were any questions from the board.

None.

Motion:

Motion to approve Case V-08-18 by Ms. Poettinger.

Seconded by Mr. Anderson.

VOTE:

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

V-08-18 approved 3 - 0.

Case: V-09-18: A request from Dennis Durig, 7925 E St. Rt. 571, Tipp City, OH 45371, to allow for an accessory building to be placed in front of the front line of the residence. Topography of the parcel influences this placement. Zoning resolution calls for an accessory building to be behind the front line of the residence. Miami County Parcel ID # A01-060510.

Mr. Caskey presented the staff report and asked if there were any questions for him.

Mr. Butt asked if the applicant was available.

Mr. Durig was asked if he had anything to add to the staff report.

Applicant stated he concurred with the report and he wanted to use the building for horses and storage.

Mr. Butt asked if the board had any questions.

Mr. Butt asked if Mr. Durig had a construction timeline.

Mr. During said ASAP.

Mr. Butt asked if there were any in attendance wanting to speak in favor of V-09-18.

None.

Mr. Butt asked if there were any in attendance wanting to speak against V-09-18.

None.

Mr. Butt asked if there were any questions from the board.

None.

Motion:

Motion to approve Case V-08-18 by Ms. Poettinger.

Seconded by Mr. Anderson.

VOTE:

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

V-08-18 approved 3 - 0.

Case: CU-04-18: A request from Best Storage, c/o Bob Fessler, 9161 St. Rt. 201, Tipp City, OH 45371, requesting approval of a zoning conditional use at the same address. Present use is self-storage buildings and this use was consistent with the zoning resolution when built. Zoning resolution now has self-storage buildings as a conditional use in I-1. This request is to ensure the existing use is consistent with the updated Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID #A01-014510.

Mr. Caskey presented the staff report and asked if there were any questions for him.

Mr. Butt asked if the applicant was available.

Angel King, a representative for Best Storage, was asked if she had anything to add to the staff report.

Applicant stated she concurred with the report.

Mr. Butt asked if the board had any questions.

Mr. Butt asked if any construction was planned at this time.

No construction planned at this time.

Mr. Butt asked if there were any in attendance wanting to speak in favor of CU-04-18.

None.

Mr. Butt asked if there were any in attendance wanting to speak against CU-04-18.

None.

Mr. Butt asked if there were any questions from the board.

None.

Motion:

Motion to approve Case CU-04-18 by Ms. Poettinger.

Seconded by Mr. Anderson.

VOTE:

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

CU-04-18 approved 3 - 0.

Old Business

Approval of minutes from November 2018.

Motion to table approve the November minutes by Ms. Poettinger.

Seconded by Mr. Anderson.

VOTE:

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

4: Other Business

Communications and Reports

Mr. Caskey gave a short overview of the MVRPC zoning seminars on December 7.

Next meeting will be January 24, 2019, at 6:30 p.m.

A new member will be joining the board at that meeting.

Board of Zoning Appeals Comments

None.

Adjournment:

Motion to adjourn by Ms. Poettinger.

Seconded by Mr. Butt.

VOTE:

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

Meeting adjourned at 6:55 p.m.