

Minutes DRAFT**Bethel Township Board of Zoning Appeals****June 28, 2018 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Debbie Fisher, Jeff Butt, Judy Poettinger, Darrin Anderson**Member(s) not present:** Steve Owens**Staff Present:** Marty Caskey – Director, Planning and Zoning

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

BZA and staff introduced themselves.

New Business

Case: CU-02-18: A request from Randall and Amy Perkins, 5370 St. Rt. 571, Tipp City, OH 45371, for a commercial recreation facility conditional use to hold events on the recently rezoned B-2 2.001 acres located at the same address on ground presently used for residential purposes. This will allow for the use of the barn housing the preschool for parties and other events. The building was previously used as the Hidden Lake Golf Course Pro Shop. Miami County Parcel ID #A01-070560 (new parcel ID for this specific parcel and a new address number in process).

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

Ms. Fisher asked if the applicant was available. Mr. Caskey had received a call from Mr. Perkins and their flight from Florida was cancelled and they would be unable to make the meeting.

Ms. Fisher asked if Mr. Caskey could provide insight into the potential uses for the barn.

Mr. Caskey stated that he was told by the applicants that the CU for the barn would be for birthday parties, graduations, etc.

Ms. Fisher asked if there were any in attendance wanting to speak in favor of CU-02-18. There were none.

Ms. Fisher asked if there were any in attendance wanting to speak against CU-02-18.

Mr. Bob Pryor, 5315 SR 571 was concerned that there could be problems with traffic, septic and water.

Ms. Susan Flanders, 5527 SR 571, stated that she wanted to know exactly what events would be held on the property. Weddings, office parties? Family reunions? Once granted without this information, the CU would allow just about anything. She was also concerned about noise and traffic at the location.

Mr. Arthur Hatton, 5445 Rudy Rd., said the state had a concern about the traffic there when the golf course was operating and this CU would actually have more people coming in and out, especially at night. He also asked if the golf course's liquor license was part of the property now.

Mr. Barry Pawson, 5260 SR 571, was concerned about noise and traffic as well.

Natalie Donahue, 7835 Agenbroad Rd., stated that she was next to the 3 Springs Pay Lake that received a continuation of a CU and they had nothing but problems with them. She foresaw this happening at this location as well.

Ms. Fisher asked if there were any more attendees wishing to speak about the first case. None.

Ms. Fisher asked if there were any questions from the board. Mr. Butt asked if this should be tabled so the applicant can provide information. The board concurred.

Motion:

Motion to table Case CU-02-18 by Mr. Butt.

Seconded by Mr. Anderson.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

CU-02-18 tabled until the July 26, 2018, meeting.

Case: CU-03-18: A request from Randall and Amy Perkins, 5370 St. Rt. 571, Tipp City, OH 45371, for a commercial recreation facility conditional use to hold events and other watersports activities at the lake, which is on 25.837 acres zoned A-1 and A-2 located at the same address on ground presently used for residential purposes. Miami County Parcel ID #A01-070560.

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

Ms. Fisher asked if Mr. Caskey could provide insight into the potential uses for the lake conditional use.

Mr. Caskey stated that he was told by the applicants that the CU for the lake would be for watersports instruction, such as kayaking, canoeing and sailing.

Ms. Fisher asked if there were any in attendance wanting to speak in favor of CU-03-18. There were none.

Ms. Fisher asked if there were any in attendance wanting to speak against CU-03-18.

Mr. Bob Pryor, 5315 SR 571 was concerned about runoff and well pollution on his property.

Ms. Susan Flanders, 5527 SR 571, stated that she wanted to know exactly what events would be held on the lake. Once granted without this information, the CU would allow just about anything on the lake. She was also concerned about alcohol and lack of restroom facilities.

Mr. Arthur Hatton, 5445 Rudy Rd., said he was concerned about overloading the septic systems.

Mr. Barry Pawson, 5260 SR 571, stated he was opposed.

Natalie Donahue, 7835 Agenbroad Rd., stated the CU was too open-ended. Who will be running the events? She thought the Perkins should get the pre-school up and running first and then work on the CUs.

Ms. Fisher asked if there were any more attendees wishing to speak about the second case. None.

Ms. Fisher asked if there were any questions from the board. Mr. Butt asked if this should be tabled as well so the applicant can provide information. The board concurred.

Motion:

Motion to table Case CU-03-18 by Mr. Anderson.

Seconded by Ms. Poettinger.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

CU-03-18 tabled until the July 26, 2018, meeting.

3: Old Business

Approval of minutes from May 2018.

Motion to approve the March minutes by Mr. Anderson.

Seconded by Mr. Butt.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

4: Other Business

Communications and Reports

Mr. Caskey noted there would be a meeting in July for the tabled cases.

Mr. Caskey updated the board on the updates to the zoning resolution case.

Board of Zoning Appeals Comments

None.

Adjournment:

Motion to adjourn by Mr. Butt.

Seconded by Mr. Anderson.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Ms. Poettinger – Yes

Meeting adjourned at 7:20 p.m.