

**Minutes – APPROVED****Bethel Township Board of Zoning Appeals****June 27, 2019 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio**

**BZA Member(s) Present:** Board members: Debbie Fisher, Jeff Butt, Judy Poettinger, Darrin Anderson; Steve Owens; Alternate: Randy Perkins

**Member(s) not present:** None

**Staff Present:** Marty Caskey – Director, Planning and Zoning

Mrs. Fisher brought the meeting to order at 6:34 p.m.

BZA and staff introduced themselves.

**New Business**

Case: V-04-19/V-05-19: A request from Opel Cole, 7755 E St. Rt. 571, Tipp City OH 45371, (David Dysinger, Trustee) and Caleb Runkle, 6020 Dayton-Brandt Rd., to allow for two parcels less than two acres for the purpose of selling a part of the parcel to the neighbor to the north. The Runkle parcel to the north (6045 Dayton-Brandt Rd. - .7121 acres) requires a variance for a parcel less than two acres as part of this property line change. The added piece will create a .8415-acre parcel for the Runkles and leave a 1.2620-acre parcel for the Coles. The small parcel being split from the Cole parcel must be joined to the Runkle parcel. This change allows for the Runkles to build an attached garage on the south side of their residence. Miami County Parcel ID #: 7755 St. Rt. 571: A01-060600/6045 Dayton-Brandt Rd.: A01-060700.

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

No questions.

Mrs. Fisher asked if the applicant was available.

The applicants, Mr. Dysinger and Mr. and Mrs. Runkle, were present to answer questions. Mr. Runkle stated the report was accurate and the only reason they are requesting this variance is so they can place a garage on the north side of the house they are rehabbing. It is the most viable placement for the accessory building.

Mrs. Fisher asked if the board had any questions for the applicants.

General questions we asked about the type of building, drainage and the driveway.

Mrs. Fisher asked if there was anyone else in favor of the request wishing to speak.

None.

Mrs. Fisher asked if there was anyone opposed to the request wishing to speak.

None.

Mrs. Fisher called for a motion.

**Motion:**

Mr. Anderson moved to approve Cases V-04-19/V-05-19.

Mrs. Poettinger seconded.

**VOTE:**

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Butt – Yes

Mrs. Fisher – Yes

Mr. Owens – Yes

**Cases V-04-19/V-05-19 approved 5 - 0.**

Case: V-09-19: A request from Nick and Katie Aspidow, 6845 Studebaker Rd., Tipp City, OH 45371, to allow two accessory buildings to remain in place, which will position them in front of the modular home planned to be moved to the back on the adjoining land-locked parcel (A01-081720). The modular home will be placed on a permanent foundation. The Bethel Township zoning resolution calls for accessory buildings to be behind the front line of the residence. The properties are identified as Miami County Parcel ID #A01-082300 (R-1AAA) and A01-081720 (A-2).

Mr. Caskey presented the staff report and explained that this case involved the moving of the modular home at this parcel address to the back on the adjoining land-locked parcel which would put the two outbuilding in front of the front line of the house. Mr. Caskey stated that drainage, septic, water and other issues surrounding the movement of the modular home were the purview of Miami County. Mr. Caskey also noted the potential buyers have a lot of additional hurdles, but this first one is necessary to start the process.

Mrs. Fisher asked if there were any questions for Mr. Caskey

No questions.

Mrs. Fisher asked if the applicant was available.

The applicant's representative, Mr. Tony DeAngelo, Realtor, and the prospective purchasers were in attendance to answer questions. Mr. DeAngelo stated the report was accurate and the residence would be moved and sited on a permanent foundation with new septic and water. All County requirements would be met or exceeded.

Mrs. Fisher asked if the board had any questions for Mr. DeAngelo.

General questions were asked about the method of moving the modular home, the condition of the existing outbuildings and timeline for the upgrades.

A professional modular home moving company would be contracted to set up a permanent foundation as required and then would move the modular home on to it. The existing outbuildings are in fair to poor shape, but the prospective owners will upgrade them. The timeline is to have everything completed within a year.

Mrs. Fisher asked if there was anyone else in favor of the request wishing to speak.

None.

Mrs. Fisher asked if there was anyone opposed to the request wishing to speak.

Mr. Andrew Bruggeman, 6825 Studebaker Road, lives next door and said he was concerned about drainage, but understood that is not within the jurisdiction of the BZA.

**Motion:**

Mr. Anderson moved to approve Case V-09-19.

Mrs. Poettinger seconded.

**VOTE:**

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Butt – Yes

Mrs. Fisher – Yes

Mr. Owens – Yes

**V-09-19 approved 5 - 0.**

**Old Business**

Approval of minutes from June 2019.

Motion to approve the June minutes by Mrs. Poettinger.

Seconded by Mr. Anderson.

**VOTE:**

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Butt – Abstain

Mrs. Fisher – Abstain

Mr. Owens – Yes

**June 2019 minutes approved 3 – 0.**

**4: Other Business**

Communications and Reports

BZA will have a meeting in July.

Board of Zoning Appeals Comments

None.

**Adjournment:**

Motion to adjourn by Mrs. Poettinger.

Seconded by Mr. Anderson.

**VOTE:**

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Butt – Yes

Mrs. Fisher – Yes

Mr. Owens – Yes

Meeting adjourned at 7:20 p.m.