

Minutes – APPROVED**Bethel Township Board of Zoning Appeals****May 28, 2020 – 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, Darrin Anderson, Steve Owens, Randy Perkins

Member(s) not present: Judy Poettinger

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: ZA-01-20/V-02-20: A request from Daniel Bernard, 7948 Ross Rd., New Carlisle, OH 45344, to rezone 1.0096 acres of 2.0096 acres presently zoned R-1AAA, Single Family Residential, and located at 7891 US 40, to A-1, Domestic Agriculture, and the adjacent parcel of 8.461 acres to A-1, Domestic Agriculture, located at 7948 Ross Road, for the purpose of splitting the 2-acre US 40 parcel, creating a 1-acre parcel on US 40 with a house and joining the newly created 1-acre parcel to the rear of the US 40 parcel to the 8.461-acre Ross Road, making the Ross Road parcel a total of 9.570 acres. Rezoning contingent on approval of a variance for road frontage for the newly created one-acre parcel. The properties are identified as Miami County Parcel ID #A01-053710 (Ross Road) and A01-053600 (US 40).

Ms. Fisher asked if the applicant had anything to add. Mr. Bernard stated the report was accurate.

Ms. Fisher asked if there were any questions from the BZA.

Mr. Butt asked if the one-acre parcel was OK. Mr. Caskey said yes as it is hooked to sewer.

Motion:

Mr. Anderson moved to approve Case V-02-20.

Mr. Butt seconded.

VOTE:

Mr. Perkins – Yes

Mr. Butt – Yes

Mr. Owens – Yes

Mr. Anderson – Yes

Ms. Fisher – Yes

Case V-02-20 approved 5 – 0.

Case: ZA-04-19/V-05-20: A request from Craig and Kimberly Riviello, 5165 US 40, Tipp City, OH 45371, to rezone 2.908 acres out of 30.171 presently zoned A-2 to R-1AAA for the purpose of creating a building lot for a family home. The newly created parcel to be approved contingent on the approval of a frontage variance for the new parcel and the existing parcel from the Bethel Township Board of Zoning Appeals. 175' is required. New parcel has 30.79' and remainder parcel has 150' of frontage. Miami County parcel ID: A01-043910.

Ms. Fisher asked if the applicant had anything to add. Mr. Riviello stated the report was accurate.

Ms. Fisher asked if there were any questions from the BZA. None.

Motion:

Mr. Butt moved to approve Case V-05-20.

Mr. Perkins seconded.

VOTE:

Mr. Perkins – Yes

Mr. Butt – Yes

Mr. Owens – Yes

Mr. Anderson – Yes

Ms. Fisher – Yes

Case V-05-20 approved 5 – 0.

Case: V-06-20: A request from Steve Brannon, 8135 E. US 40, New Carlisle, OH 45344, for a variance allowing an accessory building that will cause the parcel to exceed the two-building/3,200 square feet maximum. The applicants want to build a “garden shed/playhouse” on the back part of the property that will then be three accessory buildings totaling 3,496 square feet. This is one building and 296 square feet over the maximum. Miami County parcel ID: A01-021600.

Ms. Fisher asked if the applicant had anything to add. Mr. Brannon stated the report was accurate.

Ms. Fisher asked if there were any questions from the BZA. None.

Motion:

Mr. Butt moved to approve Case V-06-20.

Mr. Perkins seconded.

VOTE:

Mr. Perkins – Yes

Mr. Butt – Yes

Mr. Owens – Yes

Mr. Anderson – Yes

Ms. Fisher – Yes

Case V-06-20 approved 5 – 0.

Old Business

Approval of minutes from February 2020

Moved: Mr. Anderson

Second: Mr. Perkins

VOTE:

Mr. Butt – Yes

Mr. Owens – Yes

Mr. Anderson – Yes

Ms. Fisher – Yes

Mr. Perkins – Yes

Approved 5 – 0

4: Other Business

Communications and Reports

BZA will not have a meeting in June.

Board of Zoning Appeals Comments

None.

Adjournment:

Motion to adjourn by Mr. Anderson.

Seconded by Mr. Perkins.

VOTE:

Mr. Butt – Yes

Mr. Owens – Yes

Mr. Anderson – Yes

Ms. Fisher – Yes

Mr. Perkins – Yes

Meeting adjourned at 6:55 p.m.