

Minutes –**Bethel Township Board of Zoning Appeals****February 25, 2021 – 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

Member(s) not present:

Staff Present: Mike Arnold – Director, Planning and Zoning

Ms. Fisher brought the meeting to order at 6:28 p.m.

BZA and staff introduced themselves.

New Business

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

None

Case: CU-01-21/V-01-21: A request from Star City Concrete LLC, 4490 E US 40, Tipp City OH 45371, for a variance to reduce the required lot size from 2 acres to 1.189 acres, and conditional use approval to operate contractors yard in a pending B-1 Zoning District Parcel 1 (4490 E US 40) is .21 acres zoned B-3 Neighborhood Business and is Miami County Parcel ID A01-086229. Parcel 2 (Adjacent east of 4490 E US 40) is .979 acres zoned A-1 Domestic Agriculture and is Miami County Parcel ID A01-009820.

Ms. Fisher asked if the applicant was available.

Ms. Fisher asked if there were any questions.

Applicant had nothing to add.

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

None.

Ms. Fisher called for a motion.

Motion:

Mr. Anderson moved to approve Case CU-01-21/V-01-21

Mr. Perkins seconded.

VOTE:

Mr. Butt – Yes
 Mr. Owens – Yes
 Mr. Anderson – Yes
 Ms. Fisher – Yes
 Mr. Perkins – Yes

Case: CU-01-21/V-02-21 approved 5 - 0.

Case: V-02-21: A request from Joseph Rudy, 5631 Scarff Road, New Carlisle, Ohio 45344, for a variance allowing 1936 sf accessory building 5 feet into the 10-foot side setback. Miami County parcel ID: A01-028320

Ms. Fisher asked if the applicant was available.

Applicant was asked to come to podium.

Mr. Owens asked applicant if DP&L has been involved, applicant stated DP&L was ok with barn into easement

Ms. Fisher called for motion.

Motion:

Mr. Anderson moved to approve case V-02-21

Mr. Perkins seconded

VOTE:

Mr. Butt – Yes
 Mr. Owens – Yes
 Mr. Anderson – Yes
 Ms. Fisher – Yes
 Mr. Perkins – Yes

Case: V-02-21 approved 5-0

Case: V-03-21: A request from Tom Tressler, 7630 E SR 571, Tipp City, Ohio 45371, for a variance allowing 1280 sf accessory building in front of residence on North West side of driveway. Miami County parcel ID: A01-060230

Ms. Fisher asked applicant to come to podium

Applicant explained his need for location of garage. Stated due to power lines, trees, and leach field the requested location was only reasonable placement. Applicant also stated he began construction prior to any permits issued due to “didn’t know he needed any”

Mr. Owens asked questions about materials, height of building, depth of concreted posts

for future developers. Also states he believes most of the residents have already expressed their feelings the last time this case was seen and feels the Board should take that into consideration when voting tonight

Mrs. Phrogner asked if there would be any further variance request down the road

Applicant states “no, there will be need for further variances”

Andy Ehrhart stated the Trustees did not anticipate any variances when approving the rezoning case and does not feel they would approve of current variance request.

Ms. Fisher asked if any further questions from the board

None

Mrs. Fisher called for motion to vote to approve

Motion:

Mr. Anderson moved to approve case V-05-21

Mr. Perkins seconded

VOTE:

Mr. Anderson – NO

Mr. Perkins – NO

Mrs. Fisher – NO

Case: V-05-21 DENIED 3-0

ADJOURNED AT 7:23PM