

Minutes**Bethel Township Board of Zoning Appeals****March 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, Darrin Anderson, Randy Perkins**Member(s) not present:** Jeff Butt, Steve Owens**Staff Present:** Mike Arnold – Director, Planning and Zoning

Mrs. Fisher brought the meeting to order at 6:42p.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: V-05-21: A request from Trevor Bean, 5263 Summerset Dr., Tipp City OH 45371, seeking variance for lot frontage on lot 2 and 3 on Palmer Road. Plans show road frontages of 75' for two of the lots. Lots both zoned A-1. Property is located at the southeast corner of US 40 and Palmer Rd. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#01-021100.

Mrs. Fisher asked if the applicant was available.

Mrs. Fisher asked if there were any questions.

Mr. Bean stated he was requesting variance for yard frontage due to preserving the natural flow of water through drain ditches and also due to county suggestion on placement of sewer lines through property.

Mrs. Furdurer asked why he chose that location for the sewer

Applicant restated it was suggested by the county

Resident asked about the possibility of run off

Andy Ehrhart stated that aspect will have to go through series of test by county engineer post build

Mrs. Fisher asked if there were any residents that would like to speak against the approval of variance

Dan Shaver stated he was against States he does not want any new development coming into Bethel. Against variances, states the rules are there for a reason and only sets a bad precedent

Ms. Fisher asked if there were any residence against approval.

Resident came to podium

Resident stated she was a neighbor and was against the approval, believes it will set a bad precedence for future construction.

Ms. Fisher called for motion.

MOTION:

Mr Anderson moved to approve

Mr. Perkins seconded

VOTE:

Mr. Owens – YES

Mr. Butt – YES

Mr. Perkins – YES

Mr. Anderson – YES

Mrs. Fisher – YES

Case: V-03-21 approved 5-0

4: Other Business

Board of Zoning Appeals Comments

None.

Adjournment:

Motion to adjourn by Mr. Anderson.

Seconded by Mr. Owens.

VOTE:

Mr. Butt – Yes

Mr. Owens – Yes

Mr. Anderson – Yes

Ms. Fisher – Yes

Mr. Perkins – Yes

Meeting adjourned at 7:04 p.m.