

Minutes**Bethel Township Board of Zoning Appeals****April 23, 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, Jeff Butts, Steve Owens

Member(s) not present: Randy Perkins

Staff Present: Mike Arnold – Director, Planning and Zoning

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

BZA and staff introduced themselves.

New Business

Mr. Arnold presented the staff report and asked if there were any questions from the board.

None

Case: V-04-21: A request from Jason Wilson, 5575 Ross RD, Tipp City OH 45371, seeking variances at property located at 9292 SR 201 to accommodate existing building front setback of 16.2' North side of 9.1' and future expansion on the South side of 7.4' setback of the structure. Also seeking a parking variance reducing the parking spaces to 8 from the required 30 (a variance of 22 parking spots). Property is currently zoned I-1. Property must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#01-014400.

Mrs. Fisher asked if the applicant was available.

Mr. Nelson 15250 Millhurst Rd., Plano, Illinois 60545 (CFO) came to podium.

Mrs. Fisher asked if the requested 8 parking spaces would be enough for their immediate plans

Mr. Nelson stated Yes and explained plans to purchase neighboring parcel to the North would then supply more than enough parking for the future.

Mr. Owens if there are any plans to improve exterior appearance.

Mr. Nelson states they plan on painting and possibly installing siding on the building.

Mrs. Fisher asked what they would be doing there

Mr. Nelson states medical marijuana facility

Mr. Owens why they are asking for a variance now with no immediate plans for expansion.

Mr. Nelson states the Variances are required by the state to move forward at this time with the licensing.

Mrs. Fisher asked if there were any further questions from the board or people in attendance.

None.

Mr. Anderson motioned for vote for approval of Parking Variance.

Mr. Owens seconded

Mr. Arnold called the role for vote

VOTE

Mr. Owens – YES

Mr. Butts – YES

Mr. Anderson – YES

Mrs. Fisher – YES

CASE V-04-21 Parking Variance APPROVED 4-0

Motion:

Mr. Butts motioned for vote for approval of Setback Variance

Mr. Anderson seconded

VOTE:

Mr. Owens - YES

Mr. Anderson – YES

Mr. Perkins – YES

Mrs. Fisher – YES

Case: V-04-21 Setback Variance APPROVED 4-0

Old Business

February BZA minutes approved

ADJOURNED AT 6:51