

MINUTES

Bethel Township Board of Zoning Appeals

July 28, 2022 – 6:30 p.m.

Regular Meeting

Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio

BZA Member(s) Present: Board members: Jeff Butt, Pete Mannheim, Debbie Fisher, Steve Owen

Member(s) not present: Zach Stoudter, Darrin Anderson

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 for him.

Case: V-07-22: A request from Taylor Shafer of 527 Wagner Ave Sidney, Oh 45365 for variances for road frontage and total acreage at 8540 Mann Rd Tipp City, Oh 45371. Miami County Parcel #A01-086070 .46 acres currently zoned B-3, re-zoning to R-1AAA.

Mrs. Fisher asked the applicant if she had anything she would like to add

Mrs. Shafer came to the podium. Stated she originally had planned to move in back in May but was held up when they found out the parcel was zoned B-3 instead of R-1AAA.

Mr. Owen asked if she planned on joining the 2 parcels

Mrs. Shafer YES but there was a 5 week minimum before a surveyor could come out.

Mrs. Fisher asked if anybody wanted to speak for or against

Mrs. Donahue came to the podium. Stated she didn't like the order the case was being heard (referencing the case coming before the BZA and Zoning Commission on the same night) and thought the case should be tabled until the lots were combined

Mr. Arnold stated the case was being heard in this order due to applicant's loan time frame that was already on extension, and that the order of the meetings even though not the normal order, is allowed to be done. Mr. Arnold explained the lots not currently joined doesn't change anything as far as the application. The parcel is an old unconforming lot with a structure sitting on the property line, and twice the size of all surrounding residential properties.

Mrs. Donahue again stated she didn't agree with it and feels it sets a bad precedence moving forward.

Mr. Arnold again stated it does not set a bad precedence due to the order of the meeting being allowed and on a special circumstance due to time frame crunch on loan. Mr. Arnold stated the case was recommended for unanimous approval from the county due to fitting the surrounding area. Mr. Arnold also stated he had received 3 phone calls and 1 email from surrounding residence that approve of this zoning, to prevent another business going its place.

Mrs. Donahue stated she understood all of that but still doesn't agree with it

Mrs. Fisher asked if there was anybody else

NONE

MOTION

Mr. Butt motioned to approve Case: V-07-22

Mr. Owens seconded

VOTE

Mr. Owen YES

Mr. Butt YES

Mr. Mannheim YES

Mrs Fisher YES

CASE V-07-22 PASSED 4-0

Old Business

Approval of June Minutes

MOTION

Mr. Butt motioned for approval of minutes

Mr. Mannheim seconded

VOTE

Mr. Butt YES

Mr. Mannheim YES

Mrs. Fisher YES

JUNE MINUTES APPROVED

MEETING ADJOURNED AT 6:53PM

