

MINUTES

Bethel Township Board of Zoning Appeals

April 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: Steve Owen, Jeff Butt, Pete Mannheim, Debbie Fisher

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: CU-02-22: A request from Asim Shakirian 5556 US RT 40 Tipp City, OH 45371, for a conditional use for a parking lot under *Bethel Twp Zoning Article 7 section 7.04*. Miami County Parcel #A01-044500, 16.76 acres. Current Zoning B-2.

Mrs. Fisher asked the screening plans for the property

Mr. Arnold stated the applicant plans on screening the parking area with trees, with fencing around the remainder of the property

Mrs. Fisher asked for the recommendations from the trustees

Mr. Arnold stated the Trustees recommended a cap on the total number Semi's aloud on the property as well as no parking semi's on property until a Zoning Certificate has been received for new construction of the home.

Mrs. Fisher called the applicant to the podium

Mr. Shakirian came to podium, was sworn in

Mr. Owens asked applicant what size home he planned on building

Mr. Applicant stated 3,500 to 5,000sf

Mrs. Fisher asked how often the trucks are dispatched

Mr. Shakirian stated they average twice a month, but sometimes it may be once a month

Mrs. Fisher asked if there were any more questions from the board

None

Mrs. Fisher asked if there were any questions from the audience

Mrs. Reese 6184 Dayton Brandt came to the podium Stated she was speaking as a resident not a trustee. Stated she did not agree with the conditional use of a parking lot, felt it was more of a commercial dispatch center, the complaints of the neighbors at the Public Hearing, and that she believed the cap on semi's should be 11.

Mrs. Donahue came to the podium. Asked about the driveways

Mr. Arnold stated the applicant is required to have a minimum of 20 feet concrete from the road onto the property.

Mrs. Reese came back to the podium Asked if the conditional use was good the entire property after the parcel is divided in the future

Mr. Arnold stated he will have to do some research on that

Mr. Shakirian asked if he would be able to request more parking space if needed in future

Mr. Arnold Yes

Mrs. Fisher asked if there were any more questions from the board or audience

None

MOTION

Mr. Butt motioned to approve Case CU-02-22 under the conditions of simultaneous construction of home and parking lot use, along with cap space of 11 semi's

Mr. Owens seconded

VOTE

Mr. Owens	YES
Mr. Butt	YES
Mr. Mannheim	YES
Mrs. Fisher	YES

**CASE CU-02-22 APPROVED 4-0
ADJOURNMENT 7:12PM**

