

## MINUTES

### **Bethel Township Board of Zoning Appeals**

**February 24, 2022 – 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, Steve Owen, Jeff Butt, Zach Staudter

**Member(s) not present:** Darrin Anderson, Pete Mannheim

**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.

None

**Case: V-01-22:** A request from Chris Gough 7598 New Carlisle Rd, Tipp City, Oh 45371 for a variance to allow an accessory building in front of residential structure. Zoning Section 30.05 Article B. *In any residential zone, no garage or other accessory building shall be erected within the front yard.* Miami County Parcel #A01-063810

Mrs. Fisher asked if the applicant was present

Mr. Gough came to podium, was sworn in

Mrs. Fisher asked if Mr. Gough if he had anything else he would like to add that wasn't presented in Mr. Arnold's case introduction

Mr. Gough states nothing else to add but wanted to show on aerial map where the barn would be located. Pointed it out on the map

Mr. Owens asked how far from the road would the garage be located

Mr. Gough stated it would be 650 feet from the road, and the home will be approx 1,000 feet

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

None

**MOTION**

Mr. Owen motioned to vote for approval for Case V-01-22

Mr. Butt seconded

**VOTE**

Mr. Owens	YES
Mr. Butt	YES
Mr. Staudter	YES
Mrs. Fisher	YES

**Case: V-01-22 PASS 4-0**

Mr. Arnold presented Case: V-02-22 and asked if there were any questions for him.

None

**Case: V-02-22:** A request from Matt Brun 6622 SR 571 for a variance to allow a pole barn 2,200sf larger than permitted by Bethel Township Zoning Regulations, for a total of 4,800sf. Zoning Section 30.05 Article G. *4 acre lot maximum accessory structure size 2,600sf.* Miami County Parcel #A01-067520

Mrs. Fisher asked if the applicant was present

Mr. Brun came to the podium, was sworn in

Mrs. Fisher asked if Mr. Brun if he had anything else he would like to add that wasn't presented in Mr. Arnold's case introduction

Mr. Brun stated he would be storing multiple RV's along with other personal vehicles, nothing related to his business will be stored in there

Mr. Stoudter asked if he can show on the aerial map the location of the barn

Mr. Brun showed location

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

Audience member stated he was Mr. Brun's Neighbor and that he had no concerns with the barn now that he knows what will be stored inside.

**MOTION**

Mr. Owen motioned to vote for approval for Case V-02-22

Mr. Butt seconded

**VOTE**

Mr. Owens	YES
Mr. Butt	YES
Mr. Staudter	YES
Mrs. Fisher	YES

**Case: V-02-22 PASS 4-0**

Mr. Arnold presented Case: V-03-22 and asked if there were any questions for him.

None

**Case: V-03-22:** A request from Vicki Knops 5495 SR 201 Tipp City, Oh 45371 for a variance allowing a 3<sup>rd</sup> accessory structure. Zoning Section 30.05 Article G. *1 acre allows maximum of 2 accessory structures on property.* Miami County Parcel #A01-061900

Mrs. Fisher asked if the applicant was present

Mrs. Knopps came to podium, was sworn in

Mrs. Fisher asked if Mrs. Knopps she had anything else she would like to add that wasn't presented in Mr. Arnold's case introduction

Mrs. Knopps stated she also owns the 42 acres next to the parcel but did not want to split off or rezone any of the parcel to allow a third structure due to surrounding land being flood plain.

Mr. Owens asked what the 2 agriculture buildings were being used for

Mrs. Knopps stated buildings currently being used for cattle, donkeys and equipment

Mrs. Fisher asked if existing shed would be taken down

Mrs. Knopps said she did believe they were going to take the shed down but wasn't sure at this time

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

None.

**MOTION**

Mr. Owen motioned to vote for approval for Case V-03-22

Mr. Butt seconded

**VOTE**

Mr. Owens	YES
Mr. Butt	YES
Mr. Staudter	YES
Mrs. Fisher	YES

**Case: V-03-22 PASS 4-0**

Mr. Arnold presented Case: V-04-22 and asked if there were any questions for him.

None

**Case: V-04-22:** A request from Dave Foley 6777 E 571 Tipp City, Oh 45371 for a variance allowing 5,000sf accessory Building 1,800sf more than permitted by Bethel Zoning Regulations. Zoning Section 30.05 Article G. *6.2 acre lot maximum accessory structure size 3,200sf.* Miami County Parcel #A01-068500.

Mrs. Fisher asked if the applicant was present

Mr. Foley came to podium, was sworn in

Mrs. Fisher asked if Mr. Foley if he had anything else he would like to add that wasn't presented in Mr. Arnold's case introduction

None.

Mr. Butt asked Mr. Foley to point out on the aerial map location of the barn

Mr. Foley showed location

Mr. Owens asked if there were any other accessory buildings currently on the property

Mr. Foley stated there is one but will be coming down once completion of the new barn.

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

None.

**MOTION**

Mr. Butt motioned to vote for approval for Case V-04-22

Mr. Stoudter seconded

**VOTE**

Mr. Owens	YES
Mr. Butt	YES
Mr. Staudter	YES
Mrs. Fisher	YES

**Case: V-04-22 PASS 4-0**

Mr. Arnold presented Case: V-05-22 and asked if there were any questions for him.

None

Mrs. Fisher asked if the applicant was present

Mr. Howard came to podium, was sworn in

Mrs. Fisher asked if Mr. Howard if he had anything else he would like to add that wasn't presented in Mr. Arnold's case introduction

Mr. Foley showed on the aerial map location of garage along with showing the location of driveway leading to new garage.

Mr. Butt asked if Mr. Howard was currently residing in the residence

Mr. Howard stated he was in the process of moving now.

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

None.

**MOTION**

Mr. Butt motioned to vote for approval for Case V-05-22

Mr. Owens seconded

**VOTE**

Mr. Owens	YES
Mr. Butt	YES
Mr. Staudter	YES
Mrs. Fisher	YES

**Case: V-05-22 PASS 4-0**

**NEW BUSINESS**

None

**OLD BUSINESS**

Minutes were unable to be approved for January BZA meeting due to lack of attendance

**Adjourned 07:16PM**