

## MINUTES

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

**June 23, 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

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

**Staff Present:** Mike Arnold – Director, Planning and Zoning

Mrs. Fisher brought the meeting to order at 6:48p.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-06-22:** A request from Connie Houston at 8175 E SR 40 New Carlisle, OH 45371, for a Variances for Road frontage and total acreage. Miami County Parcel #A01-021500, 9.128 acres. Current Zoning A-1.

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

Mrs. Houston came to podium, stated she was waiting on survey to be done, was a 5-week waiting list, but did have a preliminary survey map done up that she presented to the board. The map showed a deeded access driveway leading to the rear of the parcel for access to horse barn and remaining 7.5 acres. The map showed the proposed lot split as Track A (1.5 acre to be re-zoned to R-1AAA, road frontage off 155', and Track B 7.5 acres to remain A-1 with 20 feet road frontage) She explained the residential property on the front 1.5 acres of parcel was a rental, but she intends to sell.

Mrs. Fisher asked she had any intention of future building on rear parcel

Mrs. Houston No

Mr. Butt asked the frontage of the property minus the access drive

Mr. Arnold Approximately 155', but won't know for sure until final survey complete

Mrs. Houston stated she did not want to pay for survey until she knew if Variances were approved or not

Mrs. Fisher stated that there are plenty of other lots like this in the township and feels with a deeded access drive for Mrs. Houston this fits the surrounding area

Mr. Butt states the neighbor's road frontage is 125' and feels 155' of road frontage for Mrs. Houston is not out of character for the area.

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

NONE

**MOTION**

Mr. Butt motioned to approve V-06-22 variance request for road frontage for track A

Mr. Mannheim seconded

**VOTE**

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

**MOTION**

Mr. Butt motioned to approve V-06-22 variance request for total acreage for track A

Mr. Mannheim seconded

**VOTE**

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

**MOTION**

Mr. Butt motioned to approve V-06-22 variance request for road frontage for track B

Mr. Mannheim seconded

**VOTE**

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

**All variance requests for Case: V-06-22 APPROVED 3-0  
Adjournment 7:23PM**

