

**Minutes**

**Bethel Township Board of Zoning Appeals**

**January 26, 2012 – 6:30 P.M.**

**Regular Meeting**

**Bethel Township Meeting Room, 8735 S. 2<sup>nd</sup> Street – Brandt, Tipp City, Ohio**

**Board of Zoning Appeals Member(s) Present: Fisher, Sonnanstine, Biggs, Gross, Butt**

**Board of Zoning Appeals Members(s) Absent: None**

**Staff Present: Andy Ehrhart– Director of Planning & Zoning**

Mrs. Fisher called the meeting to order at 6:30 PM.

Officers were elected for 2012. Chair: Debbie Fisher, Vice Chair: Gary Biggs

Msr. Fisher welcomed everyone and explained the process of the meeting to residents present. This included the explanation that anyone how wished to speak should come to the podium and clearly state their name and address. At that time the person would be sworn in.

Each member of the Board introduced themselves.

New Business:

Mr. Ehrhart read the first case:

**CU-12-01:** A request from Chris Jackson, 1995 E. Ross Road, Tipp City, OH, 45371. The applicant requests conditional use approval to expand the recreational use to allow for overnight camping, on property located in the Flood Plane (F-1) zoning district. The property in question is located at 1995 E. Ross Road, Tipp City, OH, Miami County, Bethel Township, Town 1, Range 9, Section 3.

Mr. Ehrhart made his staff presentation.

Mr. Ehrhart asked if the Board had any questions of him.

The applicant was asked to speak on behalf of the application.

Mr. Chris Jackson 1995 Ross Road. Mr. Jackson stated he has lived at this location for 20 years. The canoe business has been going well and he would like to add the overnight camping. Mr. Jackson stated that the Boy Scouts have stayed the night before. He has been working with several church groups and the park district for more recreational opportunities. Overnight camping has been one of the options and he would like to be able to accommodate this request. Mr. Jackson stated that Aileron has expressed interest

in some team building functions. Mr. Jackson stated he resides on the property and keeps a good eye on the activities there. Mr. Jackson reviewed his efforts with agencies working on cleaning up the Miami River.

Mr. Sonnanstine: Asked about the campsites back in the woods.

Mr. Jackson: They will be primitive.

Mr. Sonnanstine: Will the sites be for campers or tent campers.

Mr. Jackson: Mostly tent campers.

Mr. Sonnanstine: What sanitary considerations have been made?

Mr. Jackson: There are 4 porta-potties on the site.

Mr. Biggs: Are there plans for electric at the site, can it be done?

Mr. Jackson: Yes there can be electric with the proper shutoffs.

Mr. Sonnanstine: Are the sites proposed by the river underwater now?

Mr. Jackson: No, there is still 1-2 feet before they would be underwater.

Mr. Gross: How wide are the trails going back into the woods?

Mr. Jackson: 10 to 12 feet wide.

Mr. Sonnanstine: Asked Mr. Ehrhart if the Township had any complaints for the Sherriff.

Mr. Ehrhart: Stated that the Township had not had complaints from the Sherriff but has had a neighbor complain about noise.

Mrs. Fisher asked if there was anyone present wishing to address the Board in favor or in opposition to the request.

Joy Weldy 2015 Ross Road: Ms. Weldy stated her main concern was how Mr. Jackson was planning to do this camping. She is concerned about noise. Currently Mr. Jackson is trying to purchase their property. She is concerned about how the camping will affect her property.

There was discussion on how the traffic would enter/exit the site.

Public Hearing Closed.

Mr. Biggs stated the most campgrounds have a quiet time; 10pm is a good cutoff time for that.

Mr. Sonnenstine motioned for the approval of case V-02-11 subject to quiet time being between the hours of 11pm to 7am.

Motion was seconded by Mr. Biggs.

VOTE

Mr. Biggs	Yes
Mr. Butt	Yes
Mr. Gross	Yes
Mr. Sonnanstine	Yes
Mrs. Fisher	Yes

Motion to approve Case CU-12-02 passed 5-0.

**Adjournment:**

Motion was made by Mr. Butt to adjourn and seconded by Mr. Sonnanstine.