

**Minutes**

**Bethel Township Board of Zoning Appeals**

**June 28, 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: Biggs, Gross, Fisher**

**Board of Zoning Appeals Members(s) Absent: Butt, Sonnanstine**

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

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

Mrs. 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:

**V-04-12:** A request from John Cooley, 7580 State Route 571, New Carlisle, OH, 45344. The applicant requests a variance under Article 5.05 of the Bethel Township Zoning Resolution to increase the maximum size of permitted accessory structure from the required twenty four hundred (2400) square feet to approximately thirty four hundred and forty (3440) square feet located in a Domestic Agricultural (A-1) zoning district. The property in question is located at 7580 State Route 571, Miami County, Bethel Township Ohio, Town 2, Range 9, Section 5.

Mr. Ehrhart made his staff presentation.

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

Mr. John Cooley. Mr. Cooley stated that he wanted to be able to use the building for storage and a woodshop.

Mrs. Fisher asked if the woodworking required any ventilation.

Mr. Cooley stated it did not, he only uses hobby tools.

Mr. Biggs asked Mr. Cooley if he intended to operate a business.

Mr. Cooley stated no.

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

None

Public Hearing Closed.

Mr. Biggs motioned for the approval of case V-04-12.

Motion was seconded by Mr. Biggs, seconded by Mr. Gross.

VOTE

Mr. Biggs	Yes
Mrs. Fisher	Yes
Mr. Gross	Yes
Mr. Sonnanstine	N/A
Mr. Butt	N/A

Motion to approve Case V-04-12 passed 3-0.

Mrs. Fisher asked for the next case to be read.

**V-05-12:** A request from Paul Galloway, 8445 Heilman Dr., New Carlisle, OH, 45344. The applicant requests a variance under Article 5.05 of the Bethel Township Zoning Resolution to reduce the side yard setback from the required fifteen feet (15') to approximately nine feet (9') on a property located in a General Agricultural (A-2) zoning district. The property in question is located at 8445 Heilman Dr., Miami County, Bethel Township Ohio, Town 2, Range 9, Section 5.

Mr. Ehrhart made his staff presentation.

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

Mr. Paul Galloway, 8445 Heilman Dr. Mr. Galloway presented pictures and explained what the renovations would look like.

Doug Gross asked what the size of the property was.

Mr. Galloway stated 2 acres.

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

None

Public Hearing Closed.

Mr. Gross motioned for the approval of case V-05-12.

Motion was seconded by Mr. Biggs.

VOTE

Mr. Biggs	Yes
Mrs. Fisher	Yes
Mr. Gross	Yes
Mr. Sonnanstine	N/A
Mr. Butt	N/A

Motion to approve Case V-01-12 passed 3-0.

Previous Minutes:

None

VOTE

**Adjournment:**

Motion was made by Mr. Gross to adjourn and seconded by Mr. Biggs.