

Minutes

Bethel Township Board of Zoning Appeals

February 23, 2012 – 6:30 P.M.

Regular Meeting

Bethel Township Meeting Room, 8735 S. 2nd Street – Brandt, Tipp City, Ohio

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

Board of Zoning Appeals Members(s) Absent: Fisher

Staff Present: Andy Ehrhart– Director of Planning & Zoning

Mr. Biggs called the meeting to order at 6:30 PM.

Mr. Biggs 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-02-12: A request from Bryan & Karen Weber, 8390 US Route 40, New Carlisle, OH, 45344. The applicants request conditional use approval to host events (weddings, etc.) and construct a two (2) story barn, parking lot and tent area associated with this use. The property is located in an Agricultural (A-1) zoning district. The property in question is located at 8390 US Route 40, New Carlisle, OH, Miami County, Bethel Township, Town 2, Range 9, Section 2.

Mr. Ehrhart made his staff presentation.

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

Mr. Bryan Weber, 8390 US RT 40. Mr. Weber stated that he has operated similar businesses like this before. He is trying to keep the history of the area. Mr. Weber is looking for an old barn to relocate for the project. The house on the property is on the National Historic Registry. The tent area would be used if it rains and the barn would be used for gatherings, receptions, etc.

Mr. Biggs asked if there would be a kitchen in the barn?

Mr. Weber stated that there would not be, everything would be catered.

Mr. Biggs asked if there would be restroom facilities?

Mr. Weber stated there would be restrooms in the barn.

Mr. Gross asked if the barn would interfere with the tree line?

Mr. Weber stated that none of the trees will be disturbed.

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

None

Public Hearing Closed.

Mr. Sonnanstine motioned for the approval of case CU-02-12.

Motion was seconded by Mr. Butt.

VOTE

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

Motion to approve Case CU-02-12 passed 4-0.

Previous Minutes:

Mr. Sonnanstine moved to approve the minutes of May 26, 2011. Motion seconded by Mr. Gross.

VOTE

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

Minutes of May 26, 2012 approved.

Mr. Gross moved to approve the minutes of January 26, 2012. Motion seconded by Mr. Sonnanstine.

VOTE

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

Adjournment:

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