



August 11, 2015
Regular Business Meeting, 7:00 P.M.

REGULAR MEETING

CALL TO ORDER

Pledge of allegiance was taken.

APPROVAL OF THE MINUTES

A motion to approve the minutes for July 28, 2015, Regular Meeting minutes, was made by Trustee Biggs, seconded by Trustee Hirt

STAFF REPORTS

SHERIFF

None

FIRE

See attached

ZONING

Since the last meeting three (3) application has been received and three (3) has been issued.

YEAR TO DATE (2015):

Certificates Received this year:	23
Certificates Issued this year:	23
Declarations received this year:	4
Variances received this year:	6
Conditional Use applied for this year:	4
Zoning Amendments applied for this year:	2
Zoning Text Amendments applied for this year:	0

BOARDS & COMMISSIONS:

MIAMI COUNTY PLANNING COMMISSION:

Miami County Planning Commission will meet on July 21, 2015. The Township has one case:

Case ZA-02-15: A request from Emma Underwood of 6665 US 40 to rezone the property located at 6665 and 6659 US 40 from B-1 General Business District to R-1AAA Single Family Residential. The property is identified at Miami County Parcel ID # A01-086026 and A01-086027.

BETHEL TOWNSHIP ZONING COMMISSION:

The Bethel Township Zoning Commission (ZC) will meet on August 27th to hear the following case:

Case ZA-02-15: A request from Emma Underwood of 6665 US 40 to rezone the property located at 6665 and 6659 US 40 from B-1 General Business District to R-1AAA Single Family Residential. The property is identified at Miami County Parcel ID # A01-086026 and A01-086027.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS:

The Bethel Township Board of Zoning Appeals (BZA) meet on August 26th to hear the following cases:

Case V-04-15: A request from David and Kristin Niemeyer, 4300 Ginghamburg W. Charleston Rd, Tipp City, OH, 45371. The applicant requests an increase in front yard fence size from four (4) ft. to six (6) ft. The property is identified as Miami County Parcel ID # A01-075100.

Case V-05-15: A request from Emma Underwood, 8241 Dow Circle West, Strongsville OH 44136. The applicant requests that the minimum lot size for R-1AAA single family residential be reduced from the required to Thirty One Thousand Two Hundred Fifty (31,250) sq. ft. to Ten Thousand and Eighteen (10018) sq. ft. for properties located at 6665 and 6659 US 40, Tipp City OH 45371. The properties are identified as Miami County parcel ID # A01-086026 and A01-086027.

Case V-06-15: A request from Honor Smith of N 3412 Hwy M-35, Menominee MI 49858. The applicant requests a triple variance to increase the total maximum size of accessory structure from Sixteen Hundred (1600) sq ft to Twenty Five Hundred (2500) sq ft, to build an accessory structure prior to the construction of a primary residence, and to live in a camper until the house is complete. The property is identified as Miami County parcel ID # A01055430.

Case CU-02-15: A request from Three Springs Lake, 7745 Agenbroad Rd, Tipp City, OH, 45371. The applicant requests conditional use approval to allow for a pay lake and camp ground to be allowed on the property located at 7745 Agenbroad Rd, Bethel Township, Miami County, Ohio. The property is identified at Miami County Parcel ID # A01-059400. This is a continuation of the case.

2015 ZONING ENFORCEMENT:

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Current	0	3	0	0	1	3
YTD	2	14	1	3	16	27

Other

High Grass

ADMINISTRATORS REPORT

On your Agenda today:

- Resolution 15-08-072 This resolution authorizes the payment to Access Engineering for design work on the Phoneton Water Project.
- Resolution 15-08-073 This resolution accepts the resignation of John Szanto from the Bethel Township Fire Department. John had recently came back after a break from the fire service and wants to take a paramedic refresher in the future before asking to return again.
- Resolution 15-08-074 This resolution accepts the resignation of Jacob Steiner from the Bethel Township Fire Department; due to his wife recently having a baby and working more at his full time job.
- Resolution 15-08-075 thru 077 These three resolutions are for properties that have high

PUBLIC COMMENT FOR ITEMS ON AGENDA

None

ACTION ITEMS

RESOLUTION #15-08-072

A RESOLUTION TO APPROVE PAYMENT TO ACCESS ENGINEERING FOR WORK TO DATE ON DESIGN OF THE PHONETON WATER SYSTEM AT A COST OF \$11,350.00.

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY DETERMINED THAT WATER IMPROVEMENTS ARE NECESSARY TO PHONETON AND SURROUNDING AREAS, AND

WHEREAS, AS PART OF THESE IMPROVEMENTS, SUBSTANTIAL ENGINEERING AND DESIGN WORK NEEDS TO BE COMPLETED, AND

WHEREAS, THE TRUSTEES HAVE COMMITTED TO WORK WITH MIAMI COUNTY IN ORDER TO PROVIDE THESE SERVICES, AND

WHEREAS, ACCESS ENGINEERING HAS BEEN ACCEPTED AT THE ENGINEERING AND DESIGN FIRM FOR THE PROJECT, AND

WHEREAS, BETHEL TOWNSHIP TRUSTEES HAVE AGREED TO PAY THE ENGINEERING AND DESIGN FEES, AND

WHEREAS, ACCESS ENGINEERING HAS SUBMITTED AN INVOICE OF \$11,350.00 FOR WORK TO DATE ON THE PROJECT, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TOWNSHIP TRUSTEES AUTHORIZES THE PAYMENT OF \$11,350.00 FOR WORK TO DATE ON THE PHONETON WATERLINE PROJECT AND AUTHORIZED THE BETHEL TOWNSHIP FISCAL OFFICER TO PAY THE INVOICE AS SUBMITTED.

THE ABOVE RESOLUTION WAS MOVED BY MR. HIRT AND SECONDED BY MR. BIGGS AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #15-08-073

A RESOLUTION ACCEPTING THE RESIGNATION OF JOHN SZANTO FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

WHEREAS, JOHN SZANTO HAS SUBMITTED HIS WRITTEN RESIGNATION FROM THE BEHTEL TOWNSHIP FIRE DEPARTMENT, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF JOHN SZANTO FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT.

THE ABOVE RESOLUTION WAS MOVED BY MR. BIGGS AND SECONDED BY MR. HIRT AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #15-08-074

A RESOLUTION ACCEPTING THE RESIGNATION OF JACOB STEINER FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

WHEREAS, JACOB STEINER HAS SUBMITTED HIS WRITTEN RESIGNATION FROM THE BEHTEL TOWNSHIP FIRE DEPARTMENT, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF JACOB STEINER FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT.

THE ABOVE RESOLUTION WAS MOVED BY MR. HIRT AND SECONDED BY MR. BIGGS AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #15-08-075

A RESOLUTION DECLARING THE PROPERTY AT 6781 US 40, IN LOT 15 49 1/2 BRANDT, A NUISANCE IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE AND INVOKING THE PROCEDURES IN RESOLUTION #05-07-172 TO ABATE SUCH NUISANCE

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HAS DETERMINED THAT PROPERTY AT 6781 US 40, IN LOT 15 49 1/2 BRANDT, HAS GRASSES IN EXCESS OF EIGHT INCHES, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE PERMITTED THROUGH SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUISANCE, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ADOPTED RESOLUTION #05-07-172 STATING THE PROCEDURES USED IN SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUSANCES, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PROPERTY AT 6781 US 40, IN LOT 15 49 1/2 BRANDT, IS HEREBY DECLARED A NUSIANCE PROPERTY FOR GRASSES IN EXCESS OF EIGHT INCHES AND NOXIOUS WEEDS, AND

BE IT FURTHER RESOLVED, THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY SHALL GIVE PROPER NOTICE TO THE OWNERS AND LEIN HOLDERS OF RECORD OF THE PARCEL AT LEAST SEVEN DAYS FROM THE ADOPTION OF THIS RESOLUTION TO ABATE THE NUSIANCE, IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE..

THE ABOVE RESOLUTION WAS MOVED BY MR. BIGGS AND SECONDED BY MR. HIRT AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #15-08-076

A RESOLUTION DECLARING THE PROPERTY AT 7500 S DAYTON-BRANDT RD, 9-2-9 MID SW PT NW, A NUISANCE IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO

REVISED CODE AND INVOKING THE PROCEDURES IN RESOLUTION #05-07-172 TO ABATE SUCH NUISANCE

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HAS DETERMINED THAT PROPERTY AT 7500 S DAYTON-BRANDT RD, 9-2-9 MID SW PT NW, HAS GRASSES IN EXCESS OF EIGHT INCHES, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE PERMITTED THROUGH SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUISANCE, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ADOPTED RESOLUTION #05-07-172 STATING THE PROCEDURES USED IN SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUSANCES, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PROPERTY AT 7500 S DAYTON-BRANDT RD, 9-2-9 MID SW PT NW, IS HEREBY DECLARED A NUSIANCE PROPERTY FOR GRASSES IN EXCESS OF EIGHT INCHES AND NOXIOUS WEEDS, AND

BE IT FURTHER RESOLVED, THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY SHALL GIVE PROPER NOTICE TO THE OWNERS AND LEIN HOLDERS OF RECORD OF THE PARCEL AT LEAST SEVEN DAYS FROM THE ADOPTION OF THIS RESOLUTION TO ABATE THE NUSIANCE, IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE..

THE ABOVE RESOLUTION WAS MOVED BY MR. HIRT AND SECONDED BY MR. BIGGS AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #15-08-077

A RESOLUTION DECLARING THE PROPERTY AT 6200 STATE ROUTE 571, 9-2-17 N CEN PT SW, A NUISANCE IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE AND INVOKING THE PROCEDURES IN RESOLUTION #05-07-172 TO ABATE SUCH NUISANCE

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HAS DETERMINED THAT PROPERTY AT 6200 STATE ROUTE 571, 9-2-17 N CEN PT SW, HAS GRASSES IN EXCESS OF EIGHT INCHES, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE PERMITTED THROUGH SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUISANCE, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ADOPTED RESOLUTION #05-07-172 STATING THE PROCEDURES USED IN SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUSANCES, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PROPERTY AT 6200 STATE ROUTE 571, 9-2-17 N CEN PT SW, IS HEREBY DECLARED A NUSIANCE PROPERTY FOR GRASSES IN EXCESS OF EIGHT INCHES AND NOXIOUS WEEDS, AND

BE IT FURTHER RESOLVED, THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY SHALL GIVE PROPER NOTICE TO THE OWNERS AND LEIN HOLDERS OF RECORD OF THE PARCEL AT LEAST SEVEN DAYS FROM THE ADOPTION OF THIS RESOLUTION TO ABATE THE NUSIANCE, IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE..

THE ABOVE RESOLUTION WAS MOVED BY MR. BIGGS AND SECONDED BY MR. HIRT AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

ANNOUNCEMENTS

- August 18 Trustee Workshop Meeting / Bid Opening, Township Meeting Room, 8:30AM
- August 25 Board of Trustee Meeting, Township Meeting Room, 7:00PM
- August 26 Board of Zoning Appeals Meeting 6:30pm
- August 27 Zoning Commission Meeting 6:30pm
- September 1 Trustee Workshop Meeting, Township Meeting Room, 8:30AM*
- September 7 Township Offices will be CLOSED in observance of Labor Day

An * indicates a meeting will be held only if needed.

PUBLIC COMMENTS ON ANY TOPIC

None

Meeting Adjourned 7:31pm

Beth Vanhaaren- Chair

Gary Biggs- Trustee

Jerry Hirt- Trustee

ABSENT
Mrs. Deborah Watson, Fiscal Officer