



September 12, 2016

**PUBLIC HEARING, 6:30 P.M.**

- I CALL TO ORDER**
- II PUBLIC HEARING OF:**

**1: CASE ZA-03-16:** A RE-ZONING REQUEST FROM CHRISTINE MILLER, 7340 ROSS RD. TO SPLIT OFF AND REZONE 10.109 ACRES FROM 13.11 ACRES AT PROPERTY LOCATED AT 8130 PALMER RD, NEW CARLISLE, OH 45344 FROM A-2 GENERAL AGRICULTURE TO A-1 DOMESTIC AGRICULTURE WITH THE REMAINING 3-ACRE PARCEL REZONED FROM A-2 GENERAL AGRICULTURE TO R-1AAA SINGLE FAMILY RESIDENTIAL ON GROUND PRESENTLY USED FOR AGRICULTURAL AND RESIDENTIAL PURPOSES. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-054000.

- III QUESTIONS/ COMMENTS**
- IV ADJOURNMENT**

**REGULAR BUSINESS MEETING, 7:00 P.M.**

**CALL TO ORDER**

Pledge of allegiance was taken.

**APPROVAL OF THE MINUTES**

A motion to approve the minutes for August 20, 2016 Regular Meeting minutes and the August 30, 2016 workshop was made by Trustee Hirt, seconded by Trustee Vanhaaren.

**STAFF REPORTS**

**SHERIFF**

None

**FIRE**

See attached

**ZONING**

Since the last meeting, no zoning certificate applications have been received and none have been issued.

Since the last meeting, three (3) variance applications are in process.

V-07-16	6170 Scarff Rd.	Sign
V-08-16	5015 St. Rt. 201	Lot smaller than permitted
V-09-16	6365 St. Rt. 201	House smaller than 1500 square feet

Since the last meeting, two (2) zoning amendment applications are in process.

ZA-03-16	8130 Palmer Rd.	Rezoning 13 acres zoned A-2 to one 10-acre parcel to A-1 and one 3-acre parcel to R-1AAA
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Miami County Planning Commission approved ZA-03-16 at their August 16 meeting. The Bethel Township Zoning Commission approved the amendment August 25. Public hearing tonight at 6:30 p.m. Trustee vote at 7:00 p.m. tonight.

ZA-04-16	6160 E US Rt 40	Rezoning 2.933 acres zoned A-2 from a 20.937-acre parcel to B-3 with the remaining parcel to stay A-2.
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Miami County Planning Commission will meet **September 20** to consider ZA-04-16. The Bethel Township Zoning Commission will meet **September 22** at 7:30 p.m. to consider ZA-04-16. The Bethel Township Trustees will have a public hearing at 6:30 p.m. **October 11** and the resolution will be on the agenda for the 7 p.m. meeting immediately following for ZA-04-16.

Since the last meeting, one (1) conditional use application is in process.

CU-02-16	6365 St. Rt. 201	Second residence on parcel
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**YEAR TO DATE (2016):**

Certificates Received this year:	36
Certificates Issued this year:	36
Declarations received this year:	4
Variations received this year:	9
Variations approved this year:	6
Conditional Use applied for this year:	2
Conditional Use approved this year:	1
Zoning Amendments applied for this year:	4
Zoning Amendments approved this year:	3 (If ZA-03-16 is approved tonight)
Zoning Text Amendments applied for this year:	0

**BOARDS & COMMISSIONS:**

**MIAMI COUNTY PLANNING COMMISSION:**

The next scheduled meeting is September 20 at 7:30 p.m. The Township has case ZA-04-16 for the meeting.

**BETHEL TOWNSHIP BOARD OF ZONING APPEALS:**

The Bethel Township Board of Zoning Appeals (BZA) will meet October 27 to consider V-07-16, V-08-16 and V-09-16.

**BETHEL TOWNSHIP ZONING COMMISSION:**

The Bethel Township Zoning Commission (ZC) will meet September 22 at 7:30 p.m. to consider ZA-04-16.

**2016 ZONING ENFORCEMENT:**

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	1	0	0	0	0	0
YTD	3	20	0	0	1	21

**ADMINISTRATORS**

**PUBLIC COMMENT FOR ITEMS ON AGENDA**

None

**ACTION ITEMS**

**RESOLUTION #16-09-077**

**A RESOLUTION APPROVING THE RE-ZONING REQUEST FROM CHRISTINE MILLER, 7340 ROSS RD. TO SPLIT OFF AND REZONE 10.109 ACRES FROM 13.11 ACRES AT PROPERTY LOCATED AT 8130 PALMER RD, NEW CARLISLE, OH 45344 FROM A-2 GENERAL AGRICULTURE TO A-1 DOMESTIC AGRICULTURE WITH THE REMAINING 3-ACRE PARCEL REZONED FROM A-2 GENERAL AGRICULTURE TO R-1AAA SINGLE FAMILY RESIDENTIAL ON GROUND PRESENTLY USED FOR AGRICULTURAL AND RESIDENTIAL PURPOSES. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-054000.**

**CERTIFICATE OF RECORDING OFFICER**

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #16-09-077 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 13<sup>TH</sup> DAY OF SEPTEMBER, 2016, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

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DEBORAH A. WATSON  
FISCAL OFFICER  
BETHEL TOWNSHIP, MIAMI COUNTY

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

<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. HIRT</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**RESOLUTION #16-09-078**

**A RESOLUTION ACCEPTING THE 2017 OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES  
ALONG WITH THE TAX YEAR 2016 RATES AND AMOUNTS CERTIFICATION FROM THE  
MIAMI COUNTY BUDGET COMMISSION**

WHEREAS, THE MIAMI COUNTY BUDGET COMMISSION HAS PRESENTED THE FISCAL OFFICER OF BETHEL TOWNSHIP, MIAMI COUNTY A CERTIFICATE OF ESTIMATED RESOURCES FOR 2017, AND THE TAX YEAR 2016 RATES AND AMOUNTS CERTIFICATION AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE REQUESTED TO ACCEPT THE CERTIFICATE OF ESTIMATED RESOURCES AND THE TAX YEAR 2015 RATES AND AMOUNTS CERTIFICATION FROM THE MIAMI COUNTY BUDGET COMMISSION, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE AMENDED CERTIFICATE OF ESTIMATED RESOURCES AND THE TAX YEAR 2016 RATES AND AMOUNTS CERTIFICATION FROM THE MIAMI COUNTY BUDGET COMMISSION BE ACCEPTED.

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

<b>MR. HIRT</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**RESOLUTION #16-09-079**

**A RESOLUTION ACCEPTING THE RESIGNATION OF JULIE REESE FROM THE  
BETHEL TOWNSHIP BOARD OF ZONING APPEALS**

WHEREAS, JULIE REESE HAS SUBMITTED HER WRITTEN RESIGNATION FROM THE BETHEL TOWNSHIP BOARD ZONING APPEALS, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TRUSTEES ACCEPTS THE RESIGNATION OF JULIE REESE FROM THE BETHEL TOWNSHIP BOARD OF ZONING APPEALS.

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

<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. HIRT</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**RESOLUTION #16-09-080**

**A RESOLUTION APPOINTING JULIE REESE TO THE BETHEL TOWNSHIP ZONING COMMISSION**

WHEREAS, JULIE REESE HAS SUBMITTED HER WRITTEN RESIGNATION FROM THE BETHEL TOWNSHIP BOARD ZONING APPEALS AND WOULD LIKE TO BE APPOINTED TO THE BETHEL TOWNSHIP ZONING COMMISSION TO FILL THE TERM OF MARTY CASKEY WHICH EXPIRES 12-31-2018, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TRUSTEES APPOINT JULIE REESE TO THE BETHEL TOWNSHIP ZONING COMMISSION.

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

<b>MR. HIRT</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**RESOLUTION #16-09-081**

**A RESOLUTION APPOINTING BRAD TROSTEL TO THE BETHEL TOWNSHIP BOARD OF ZONING APPEALS**

WHEREAS, BRAD TROSTEL HAS EXPRESSED INTEREST IN SERVING ON THE BETHEL TOWNSHIP BOARD OF ZONING APPEALS TO FILL THE TERM OF JULIE REESE WHICH EXPIRES 12-31-2019, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TRUSTEES APPOINT BRAD TROSTEL TO THE BETHEL TOWNSHIP BOARD OF ZONING APPEALS.

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

<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. HIRT</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**RESOLUTION #16-09-082**

**A RESOLUTION AUTHORIZING THE INSTALLATION OF PARKING LOT DRAINAGE BY GESSAMAN'S SERVICE LLC. AT A COST NOT TO EXCEED \$6,750.00.**

WHEREAS, the Fire Department is in the process of re-paving the parking lot, AND

WHEREAS, there is need to install proper drainage in order to prevent erosion and lengthen the lifespan of the new pavement, AND

WHEREAS, a quote was received from Gessaman’s Service LLC at a cost of \$3,850.00 for materials and \$2,900 in labor for a total cost of \$6,750.00;

THEREFORE BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY:

AUTHORIZING THE TOWNSHIP ADMINISTER/ FIRE CHIEF TO AUTORIZE THE WORK AND THE BETHEL TOWNSHIP FISCAL OFFICER TO MAKE PAYMENT OF THE FINAL INVOICE NOT TO EXCEED \$6,750.00 TO GESSAMAN’S SERVICE LLC UPON COMPLETION OF THE WORK.

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

<b>MR. HIRT</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**RESOLUTION #16-09-083**

**A RESOLUTION AUTHORIZING THE PURCHASE OF SIX (6) SETS OF FIRE GEAR AT A COST OF \$1,699.00 PER SET FOR A TOTAL COST OF \$10,194.00 FROM PHOENIX SAFTEY OUTFITTERS OF SPRINFIELD, OHIO**

WHEREAS, the Fire Department need to replace outdated gear and to equip new hires with proper fitting gear, AND

WHEREAS, the Township received three (3) separate quotes for gear, AND

WHEREAS, the quote from Phoenix Safety Outfitters was the lowest and best quote;

THEREFORE BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY:

AUTHORIZING THE TOWNSHIP ADMINISTER/ FIRE CHIEF TO AUTORIZE THE PURCHASE OF SIX (6) SETS OF FIRE GEAR FROM PHOENIX SAFETY OUTFITTERS AT A COST OF \$10,194.00.

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

<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. HIRT</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**PUBLIC COMMENTS ON ANY TOPIC**

None

**ANNOUNCEMENTS**

- September 20 Trustee Workshop Meeting, Township Meeting Room, 8:30AM\*
- September 22 BZA Meeting (6:30PM)/Zoning Commission (7:30PM)\*
- September 27 Trustee Meeting, Township Meeting Room, 7:00PM
- October 4 Trustee Workshop Meeting, Township Meeting Room, 8:30AM\*
- October 10 Township Offices CLOSED in observance of Labor Day
- October 11 Trustee Meeting, Township Meeting Room, 7:00PM

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

**MOTION TO RECORD PAYMENT OF WARRANTS AND ELECTRONIC PAYMENTS**

**RESOLUTION 16-03-38  
 A RESOLUTION TO RECORD WARRANTS  
 49243 TO 49285  
 AND ELECTRONIC PAYMENTS 191-262**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF WARRANTS NO. 49243 THROUGH NO. 49285 AND THE ELECTRONIC PAYMENTS FROM NO. 191-262 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

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

<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. HIRT</b>	<b>YES</b>
<b>MR. BIGGS</b>	<b>YES</b>

**PAYMENTS**

**RECIEPTS**

Meeting Adjourned 7:21pm

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Gary Biggs- Chair

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Beth Vanhaaren- Trustee

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Jerry Hirt- Trustee

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Mrs. Deborah Watson, Fiscal Officer