



**TRUSTEES PUBLIC HEARING  
APRIL 11, 6:30 PM**

**Case: ZA-02-17:** A request from Apex Engineering and Surveying, Inc., 1068 N. University Blvd., Middletown, OH 45042, agent for Takkar Oil, to rezone two parcels located at 9140 St. Rt. 202 (Parcel #A01-086200 – .66 acres) and 4423 E. US 40 (Parcel #A01-086205 – .534 acres) for the purpose of joining the parcels and erecting a gas station. Parcel #A01-086205 is presently zoned B-1 and Parcel #A01-086200 is presently zoned B-3. Both parcels to be zoned I-1 and then joined. Approval to be contingent on joining the parcels and receiving a variance on lot size smaller than required for I-1.

**APRIL 11, 2017  
REGULAR BUSINESS MEETING 7:00PM**

**CALL TO ORDER**

Pledge of allegiance was taken.

**APPROVAL OF THE MINUTES**

A motion to waive the adoption of minutes made by Trustee Hirt, seconded by Trustee Biggs.

**STAFF REPORTS**

**SHERIFF**

None

**ZONING**

Since the last meeting, two zoning certificate applications have been received and two have been issued.

ZC-09-17	9675 S Bellefontaine Rd.	Detached garage (Pending variance)
ZC-10-17	6334 Dayton Brandt Rd.	Inground pool

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

V-01-17	6476 US 40	Lot size and frontage less than allowed for R-1AAA
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V-02-17 than	9675 Bellefontaine Rd.	Accessory building height of 16'8", which is 20" higher than permitted
V-03-17 than	2987 US 40	Accessory building height of 19'6", which is 4'6" higher than permitted and 2,240 square feet, which is 640 square feet larger than permitted.

Two zoning amendment applications are in process.

ZA-02-17 erect a gas	9140 St. Rt. 202 @ US 40	Rezoning two lots from B-1 and B-3 to I-1 to join and station (Not approved by Zoning Commission; Trustee's public hearing April 11 – 6:30 p.m.; Vote 7:00 p.m.)
ZA-04-17	6625 Cobaugh Rd.	Rezoning one parcel from I-1 to R-1AAA

No conditional use applications are in process.

**YEAR TO DATE (2017):**

Certificates received this year:	10
Certificates issued this year:	10
Declarations received this year:	2
Variances received this year:	3
Variances approved this year:	3
Conditional Use applied for this year:	1
Conditional Use approved this year:	1
Zoning Amendments applied for this year:	4 (One cancelled)
Zoning Amendments approved this year:	3
Zoning Text Amendments applied for this year:	0

**BOARDS & COMMISSIONS:**

**MIAMI COUNTY PLANNING COMMISSION:**

The next scheduled meeting is April 18 at 7:30 p.m. The Township will present case ZA-04-17. Also on the agenda will be the Denlinger subdivision (Lots 1 and 2 – Agenbroad and Dayton-Brandt Rds.) review. We do not present this case.

**BETHEL TOWNSHIP BOARD OF ZONING APPEALS:**

The Bethel Township Board of Zoning Appeals (BZA) will meet April 27 at 6:30 p.m. to hear cases V-01-17 and V-02-17.

**BETHEL TOWNSHIP ZONING COMMISSION:**

The Bethel Township Zoning Commission (ZC) will meet April 27 at 7:30 p.m. to hear case ZA-04-17.

**2017 ZONING ENFORCEMENT:**

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	0	0	01	0	1	1
YTD	3	0	3	0	1	7

**ADMINISTRATOR REPORT**

**On your Agenda today:**

Resolution 17-03-039

This Resolution is for the Zoning case heard this evening. The resolution is made supporting the Zoning Commission recommendation for denial. To overturn the decision by the Zoning Commission it takes a majority decision by the Board. If the Zoning Commission decision is overturned a new motion must be made and a new Resolution be approved to approve the change in zoning classification

**PUBLIC COMMENT FOR ITEMS ON AGENDA**

None

**ACTION ITEMS**

**RESOLUTION #17-04-039**

**A RESOLUTION UPHOLDING THE BETHEL TOWNSHIP ZONING COMMISSION RECOMMENDATION FOR THE DENIAL OF THE RE-ZONING REQUEST FROM APEX ENGINEERING AND SURVEYING, INC., 1068 N. UNIVERSITY BLVD., MIDDLETOWN, OH 45042, AGENT FOR R&A CORPORATION/TAKKAR OIL, TO REZONE TWO PARCELS LOCATED AT 9140 ST. RT. 202 (PARCEL #A01-086200 – .66 ACRES) AND 4423 E. US 40 (PARCEL #A01-086205 – .534 ACRES) FOR THE PURPOSE OF JOINING THE PARCELS AND ERECTING A GAS STATION. PARCEL #A01-086205 IS PRESENTLY ZONED B-1 AND PARCEL #A01-086200 IS PRESENTLY ZONED B-3. BOTH PARCELS ARE REQUESTED TO BE ZONED I-1 AND THEN JOINED. ANY APPROVAL WOULD BE CONTINGENT ON JOINING THE PARCELS AND RECEIVING A VARIANCE ON LOT SIZE SMALLER THAN REQUIRED FOR I-1.**

**CERTIFICATE OF RECORDING OFFICER**

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #17-04-039 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 11<sup>TH</sup> DAY OF APRIL, 2017, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

\_\_\_\_\_  
DEBORAH A. WATSON  
FISCAL OFFICER  
BETHEL TOWNSHIP, MIAMI COUNTY

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

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

**ANNOUNCEMENTS**

April 15	Easter Egg Hunt at Friendship Park 11:00AM
April 18	Trustee Workshop Meeting, 8:30AM*
April 25	Trustee Meeting, Township Meeting Room, 7:00PM
April 27	BZA Meeting 6:30PM, Zoning Commission 7:30PM
May 2	Trustee Workshop Meeting, 8:30AM*

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

**PUBLIC COMMENTS ON ANY TOPIC**

Resident Joe Sumpter asked if the dirt hauled in and dumped on the property at 202 & 40. Trustee Vanhaaren replied that this was part of the Phoneton Water Project and it would be removed at the completion of the project.

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

**RESOLUTION 17-04-40  
A RESOLUTION TO RECORD WARRANTS  
49970 TO 49994  
AND ELECTRONIC PAYMENTS 245-305**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF WARRANTS NO. 49970 THROUGH NO. 49994 AND THE ELECTRONIC PAYMENTS FROM NO. 245-305 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

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

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

**PAYMENTS**

<b>Number</b>	<b>Post Date</b>	<b>Payee</b>	<b>Total Warrant Amount</b>
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245	4/7/17	JONATHAN D ADAMS	\$330.13
246	4/7/17	BEN ALLEN	\$73.19
247	4/7/17	MICHAEL ARNOLD JR	\$84.47
248	4/7/17	TYLER M BEVER	\$116.97
249	4/7/17	BENJAMIN M CAHILL	\$378.03
250	4/7/17	BRANDEN L CARPENTER	\$217.31
251	4/7/17	NICHOLAS R CARPENTER	\$229.10
252	4/7/17	ROBERT D CORWIN II	\$259.50
253	4/7/17	JAMES ANDREW EHRHART	\$63.70
254	4/7/17	SCOTT D GRIGSBY	\$435.88
255	4/7/17	NICHOLAS M HALTER	\$132.36
256	4/7/17	JACE JUSTICE	\$523.16
257	4/7/17	VICTORIA BARBARA LAVEY	\$125.06
258	4/7/17	CHELSEA A LIPIEC	\$287.12
259	4/7/17	ANNA R LUDWICK	\$127.69
260	4/7/17	NICHOLAS A MAG0TEAUX	\$78.17
261	4/7/17	BRIAN DD MCKELLAR	\$275.27
262	4/7/17	KRISTIE I MEDLEY	\$242.07
263	4/7/17	JOHN MEYER	\$8.53
264	4/7/17	JOHN D MILLER	\$195.65
265	4/7/17	JAMES A MOORE	\$58.70
266	4/7/17	STETSON PEAKE	\$8.21
267	4/7/17	JOSHUA SCHIEBREL	\$90.99
268	4/7/17	JAMES R SEBASTIAN	\$299.78
269	4/7/17	SELINDA L SIZEMORE	\$233.73
270	4/7/17	DARRIN S SWEARGIN	\$0.10
271	4/7/17	LARRY RAY TRUSTY	\$498.69
272	4/7/17	TERRENCE W. WELDON JR.	\$200.19
273	4/7/17	JAY T. ZIMMERMAN	\$93.99
275	4/6/17	GARY BIGGS	\$937.30
276	4/6/17	JEROME L. HIRT,SR.	\$746.73
277	4/6/17	HELEN E VANHAAREN	\$797.64
278	4/6/17	DEBORAH A WATSON	\$1,045.70
280	4/7/17	JONATHAN D ADAMS	\$910.70
281	4/7/17	BEN ALLEN	\$113.70
282	4/7/17	MICHAEL ARNOLD JR	\$25.83
283	4/7/17	BENJAMIN M CAHILL	\$261.44
284	4/7/17	BRANDEN L CARPENTER	\$472.12
285	4/7/17	MARTIN G CASKEY	\$832.28
286	4/7/17	ROBERT D CORWIN II	\$257.10
287	4/7/17	JAMES ANDREW EHRHART	\$1,623.68
288	4/7/17	SCOTT D GRIGSBY	\$571.21
289	4/7/17	NICHOLAS M HALTER	\$265.05
290	4/7/17	JENNIFER HONEYCUTT	\$367.79
291	4/7/17	JACE JUSTICE	\$566.56

292	4/7/17	VICTORIA BARBARA LAVEY	\$129.22
293	4/7/17	JOHN D MILLER	\$117.05
294	4/7/17	JAMES A MOORE	\$111.02
295	4/7/17	RICHARD W. PEAKE	\$151.81
296	4/7/17	JOSHUA SCHIEBREL	\$618.40
297	4/7/17	JAMES R SEBASTIAN	\$71.03
298	4/7/17	LARRY RAY TRUSTY	\$313.05
299	4/7/17	TERRENCE W. WELDON JR.	\$549.09
300	4/7/17	ROBERT JAY YOCUM	\$784.96
301	4/7/17	JAY T. ZIMMERMAN	\$503.15
303	4/10/17	UNITY NATIONAL BANK	\$4,751.65
304	4/10/17	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$3,212.86
49970	3/29/17	UNITED STATES POSTAL SERVICE	\$500.00
49972	4/3/17	MEDICOUNT MANAGEMENT, INC	\$748.45
49973	4/3/17	VERIZON	\$243.55
49974	4/3/17	READY REFRESH BY NESTLE	\$86.88
49975	4/3/17	DURST BROS. EXCAVATING CO.	\$400.00
49976	4/3/17	UNITED HEALTH CARE-INSURANCE COMPANY	\$5,951.70
49977	4/3/17	DAYTON POWER & LIGHT CO	\$846.58
49978	4/3/17	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$209.13
49979	4/3/17	WASTE MANAGEMENT OF OHIO INC	\$600.12
49980	4/3/17	P & R COMMUNICATIONS SERVICES, INC.	\$30.00
49981	4/3/17	ACE INDUSTRIAL SUPPLY	\$518.20
49982	4/3/17	CSUtest.com	\$1,000.00
49983	4/3/17	AUTOZONE,INC	\$114.41
49984	4/3/17	BARNEY RENTALS, INC.	\$489.50
49985	4/3/17	STAPLES ADVANTAGE	\$154.28
49986	4/3/17	FINLEY FIRE EQUIPMENT CO.,INC.	\$50.72
49987	4/3/17	ROLLING AND SLIDING DOORS OF DAYTON, LTD	\$90.00
49988	4/3/17	MIAMI COUNTY FIRE CHIEFS	\$270.00
49989	4/3/17	DUNCAN OIL CO	\$379.32
49990	4/3/17	LOWES BUSINESS ACCOUNT	\$374.88
49991	4/3/17	SAMS CLUB	\$69.04
49992	4/10/17	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$150.00
49993	4/10/17	DELTA DENTAL	\$94.23
49994	4/10/17	DELTA DENTAL	\$65.96

**RECEIPTS**

Post Date	Receipt Number	Total Receipt	Purpose
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4/3/17	69-2017	\$300.00	ZONING
4/3/17	70-2017	\$100.00	ZONNING FEES
4/3/17	71-2017	\$4,623.03	GASOLINE EXCISE TAX
4/3/17	72-2017	\$284.48	IRP EXCESS COMPENSATION TWP RD
4/3/17	73-2017	\$100.00	POOL PERMIT
4/3/17	74-2017	\$554.31	1ST HALF TAX SETTLEMENT '17 MANUFACTURED HOME

Meeting Adjourned 7:35pm

\_\_\_\_\_  
Beth Vanhaaren- Chair

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Gary Biggs- Trustee

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Jerry Hirt- Trustee

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Absent  
Mrs. Deborah Watson, Fiscal Officer