



**TRUSTEES PUBLIC HEARING
6:30PM**

Case: ZA-06-17: A request from Studebaker Properties Ltd., 4343 S. St. Rt. 202, Tipp City, OH 45371, to rezone 8.13 acres to I-1, Light Industrial, from A-2, General Agriculture, on ground presently used for agricultural purposes and located approximately 502 yards east of St. Rt. 202 on the south side of Studebaker Rd., Tipp City, OH 45371. This will allow for the joining of this parcel to Parcel ID #A01-074550. The property is identified as Miami County Parcel ID #A01-074500.

**AUGUST 22, 2017
REGULAR BUSINESS MEETING 7:00PM**

CALL TO ORDER

Pledge of allegiance was taken.

APPROVAL OF THE MINUTES

A motion to approve the minutes for the August 15, 2017 Regular Meeting by Trustee Biggs, seconded by Trustee Hirt.

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

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

STAFF REPORTS

SHERIFF

None

FIRE

See Attached

ZONING

Since the last Trustee meeting, one zoning certificate application has been received and one has been issued.

ZC-25-17 7663 US Rt 40 E Accessory building

Since the last Board of Zoning Appeals (BZA) meeting, two variance applications are in process.

V-05-17 4210 Dayton Brandt Rd Accessory building height
V-06-17 5110 E St Rt 571 Pool closer to building than allowed

One zoning amendment application is in process.

ZA-06-17 Studebaker Rd Rezoning one parcel from A-2 to I-1
Public Hearing, August 22, 6:30 p.m.
Vote, Trustee Meeting, August 22, 7 p.m.

No conditional use applications are in process.

YEAR TO DATE (2017):

Certificates received this year: 25
Certificates issued this year: 25

Declarations received this year: 4

Variances received this year: 5
Variances approved this year: 5 (Two carried over)

Conditional Use applied for this year: 1
Conditional Use approved this year: 1

Zoning Amendments applied for this year: 6 (Two cancelled)
Zoning Amendments approved this year: 4 (One approved from 2016)

Zoning Text Amendments applied for this year: 0

BOARDS & COMMISSIONS:

MIAMI COUNTY PLANNING COMMISSION:

The next scheduled meeting is September 19, 2017, at 7:30 p.m. The Township does not have a case at this time.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS:

The Bethel Township Board of Zoning Appeals (BZA) will meet August 24 at 6:30 p.m.

BETHEL TOWNSHIP ZONING COMMISSION:

The Bethel Township Zoning Commission (ZC) will not meet in August.

2017 ZONING ENFORCEMENT:

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	0	3	0	0	0	2
YTD	3	17	3	0	2	23

ADMINISTRATOR

On your Agenda today:

Resolution 17-07-059 This Resolution is to decide on the Zoning case heard at the Public Hearing earlier tonight.

Resolution 17-07-060 This Resolution is to approve payment for the repairs to Medic One. The repairs were already completed by Troy Ford in order to get the Medic back in service.

PUBLIC COMMENT FOR ITEMS ON AGENDA

Resident Mary Luscalcet, 6393 Rudy Rd stated that she has been living on Rudy for years and she did hear noise.

Resident Bonnie Honeycutt, 5666 Studebaker stated that she could hear noise from process. Noise at night in the Summer was very loud.

Resident Donna Lewis, 5277 Studebaker stated she lived here due to a rural atmosphere. She wants it to stay the same. She was ok with PECO but doesn't want more land to be taken.

Trustee Hirt stated that he would like to table this resolution. He would like to do research more on this.

ACTION ITEMS

RESOLUTION #17-08-063

A RESOLUTION TO APPROVE THE RE-ZONING REQUEST FROM STUDEBAKER PROPERTIES LTD., 4343 S. ST. RT. 202, TIPP CITY, OH 45371, TO REZONE 8.13 ACRES TO I-1, LIGHT INDUSTRIAL, FROM A-2, GENERAL AGRICULTURE, ON GROUND PRESENTLY USED FOR AGRICULTURAL PURPOSES AND LOCATED APPROXIMATELY 502 YARDS EAST OF ST. RT. 202 ON THE SOUTH SIDE OF STUDEBAKER RD., TIPP CITY, OH 45371. THIS WILL ALLOW FOR THE JOINING OF THIS PARCEL TO PARCEL ID #A01-074550. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-074500.

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #17-08-063 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 22ND DAY OF AUGUST, 2017, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

MOTION TO RECORD PAYMENT OF WARRANTS AND ELECTRONIC PAYMENTS

**RESOLUTION 17-04-58
A RESOLUTION TO RECORD
WARRANTS 50190-50230 AND ELECTRONIC PAYMENTS 591-659**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE WARRANTS 50190-50230 AND ELECTRONIC PAYMENTS FROM NO.591-659 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:

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

PAYMENTS

Number	Post Date	Payee	Total Warrant Amount
591	7/28/17	JONATHAN D ADAMS	\$500.14
592	7/28/17	BEN ALLEN	\$108.70
593	7/28/17	MICHAEL ARNOLD JR	\$603.04
594	7/28/17	TYLER M BEVER	\$1,181.07
595	7/28/17	BENJAMIN M CAHILL	\$710.70
596	7/28/17	BRANDEN L CARPENTER	\$467.12
597	7/28/17	NICHOLAS R CARPENTER	\$515.82
598	7/28/17	MARTIN G CASKEY	\$839.40
599	7/28/17	ROBERT D CORWIN	\$572.45
600	7/28/17	JAMES ANDREW EHRHART	\$1,634.60
601	7/28/17	SCOTT D GRIGSBY	\$1,421.00
602	7/28/17	NICHOLAS M HALTER	\$522.26
603	7/28/17	JENNIFER HONEYCUTT	\$372.62
604	7/28/17	JACE JUSTICE	\$602.85
605	7/28/17	VICTORIA BARBARA LAVEY	\$573.79
606	7/28/17	NICHOLAS A MAGOTEAUX	\$526.30
607	7/28/17	BRIAN DD MCKELLAR	\$254.70
608	7/28/17	KRISTIE I MEDLEY	\$731.76
609	7/28/17	JOHN D MILLER	\$486.30
610	7/28/17	RICHARD W. PEAKE	\$153.10
611	7/28/17	STETSON PEAKE	\$614.83
612	7/28/17	JOSHUA SCHIEBREL	\$728.39
613	7/28/17	JAMES R SEBASTIAN	\$271.22
614	7/28/17	LARRY RAY TRUSTY	\$590.53
615	7/28/17	TERRENCE W. WELDON JR.	\$650.84
616	7/28/17	ROBERT JAY YOCUM	\$796.51
617	7/28/17	JAY T. ZIMMERMAN	\$274.72

619	7/28/17	JAMES A MOORE	\$246.60
621	7/28/17	UNITY NATIONAL BANK	\$5,289.77
622	7/28/17	TREASURER OF STATE OF OHIO	\$1,038.51
623	7/28/17	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$3,229.16
624	8/1/17	GARY BIGGS	\$979.85
625	8/1/17	JEROME L. HIRT	\$746.34
626	8/1/17	HELEN E VANHAAREN	\$797.64
627	8/1/17	DEBORAH A WATSON	\$1,018.61
629	8/11/17	JONATHAN D ADAMS	\$495.34
630	8/11/17	BEN ALLEN	\$108.70
631	8/11/17	MICHAEL ARNOLD JR	\$702.08
632	8/11/17	TYLER M BEVER	\$768.16
633	8/11/17	BENJAMIN M CAHILL	\$372.55
634	8/11/17	BRANDEN L CARPENTER	\$620.71
635	8/11/17	NICHOLAS R CARPENTER	\$257.83
636	8/11/17	MARTIN G CASKEY	\$839.40
637	8/11/17	ROBERT D CORWIN	\$128.28
638	8/11/17	JAMES ANDREW EHRHART	\$1,746.94
639	8/11/17	SCOTT D GRIGSBY	\$615.20
640	8/11/17	NICHOLAS M HALTER	\$1,037.45
641	8/11/17	JENNIFER HONEYCUTT	\$463.27
642	8/11/17	JACE JUSTICE	\$408.83
643	8/11/17	VICTORIA BARBARA LAVEY	\$816.46
644	8/11/17	CHELSEA A LIPIEC	\$118.34
645	8/11/17	ANNA R LUDWICK	\$280.74
646	8/11/17	NICHOLAS A MAGOTEAUX	\$526.30
647	8/11/17	KRISTIE I MEDLEY	\$258.34
648	8/11/17	JOHN D MILLER	\$552.44
649	8/11/17	RICHARD W. PEAKE	\$142.77
650	8/11/17	STETSON PEAKE	\$124.15
651	8/11/17	JOSHUA SCHIEBREL	\$624.69
652	8/11/17	JAMES R SEBASTIAN	\$271.22
653	8/11/17	LARRY RAY TRUSTY	\$486.28
654	8/11/17	TERRENCE W. WELDON JR.	\$825.57
655	8/11/17	ROBERT JAY YOCUM	\$854.66
656	8/11/17	JAY T. ZIMMERMAN	\$1,049.75
658	7/31/17	UNITY NATIONAL BANK	\$429.43
659	7/31/17	ANTHEM BLUE CROSS AND BLUE SHIELD	\$13,317.48
50190	7/28/17	AFLAC	\$63.66
50191	7/28/17	AFLAC	\$63.66
50192	7/28/17	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$175.00
50193	7/28/17	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$50.00
50194	8/1/17	PROVIDENT	\$4,980.00

50195	8/2/17	GIBSON TREE SERVICE	\$500.00
50196	8/1/17	BEST ONE TIRE & SERVICE	\$952.00
50197	8/1/17	DAYTON POWER & LIGHT CO	\$274.62
50198	8/1/17	DUNCAN OIL CO	\$548.64
50199	8/1/17	AT&T	\$66.67
50200	8/1/17	UNITED HEALTH CARE-INSURANCE COMPANY	\$453.25
50201	8/1/17	STAPLES ADVANTAGE	\$17.79
50202	8/1/17	ACCESS ENGINEERING SOLUTIONS	\$7,500.00
50203	8/1/17	MEDICOUNT MANAGEMENT, INC	\$821.37
50204	8/1/17	LOWES BUSINESS ACCOUNT	\$20.85
50205	8/1/17	CASH	\$135.25
50206	8/1/17	WASTE MANAGEMENT OF OHIO INC	\$600.12
50207	8/1/17	DELTA DENTAL	\$94.22
50208	8/1/17	DELTA DENTAL	\$65.96
50209	8/1/17	DELTA DENTAL	\$28.28
50210	8/2/17	JOHN GIBSON	\$500.00
50211	8/2/17	SAMS CLUB	\$192.43
50212	8/2/17	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$287.91
50213	8/16/17	MIAMI COUNTY-SHERIFFS DEPT	\$35.00
50214	8/17/17	US HEALTH WORKS MEDICAL GRP OH, INCQ	\$88.00
50215	8/17/17	WS ELECTRONICS, LLC	\$3,660.00
50216	8/17/17	SAUNDERS TOWING & RECOVERY LLC	\$103.50
50217	8/17/17	GREATER MIAMI VALLEY EMERGENCY	\$325.00
50218	8/17/17	DAYTON DOOR SALES	\$208.00
50219	8/17/17	OHIO FIRE CHIEFS ASSOCIATION	\$85.00
50220	8/17/17	KOENING EQUIPMENT CO	\$910.95
50221	8/17/17	STAPLES ADVANTAGE	\$132.16
50222	8/17/17	MIAMI COUNTY TRANSFER STATION	\$191.26
50223	8/17/17	SCHWAAB, INC	\$22.75
50224	8/17/17	TIME WARNER	\$48.83
50225	8/17/17	MIAMI COUNTY ENGINEER	\$496.15
50226	8/17/17	WEILER WELDING CO INC	\$15.50
50227	8/17/17	DUNCAN OIL CO	\$442.74
50228	8/17/17	VERIZON	\$14.10
50229	8/17/17	AIM MEDIA MIDWEST OPERATING	\$178.95
50230	8/17/17	CINTAS CORPORATION	\$108.35

RECEIPTS

Post Date	Receipt Number	Source	Purpose	Total Receipt
7/26/17	168	MIAMI COUNTY AUDITOR	CENTS PER GALLON 6/17	\$2,528.66

7/28/17	169	DENLINGER	ZONING	\$200.00
7/28/17	170	ANRO BUILDERS	ZONING	\$100.00
7/28/17	171	MEDICOUNT	MEDIC RUNS	\$1,356.32
7/28/17	172	MIAMI COUNTY AUDITOR	AUTO REG TOWNSHIPS	\$874.77
7/28/17	173	MIAMI COUNTY AUDITOR	AUTO REG PERMISSIVE	\$1,022.25
7/28/17	174	MIAMI COUNTY AUDITOR	AUTO REG TWO PERM	\$4,438.83
8/2/17	175	MIAMI COUNTY AUDITOR	GASOLINE TAX JUNE 2017	\$4,939.15
8/2/17	176	OHIO BELL	FRANCHISE FEE	\$107.47
7/31/17	177	LOCKBOX PAYMENTS	MEDIC RUNS	\$9,414.02
7/31/17	178	UNITY NATIONAL BANK	RETURN OF DISPUTED FUNDS	\$293.85
7/31/17	179	STATE EMS GRANT	EMS GRANT	\$2,256.00
7/31/17	180	CAPITOL	INTEREST	\$19.98
7/31/17	181	SEASIDE	INTEREST	\$112.65
7/31/17	182	BENEFICIAL	INTEREST	\$51.23
7/31/17	183	INDUSTRIAL	INTEREST	\$113.80
7/31/17	184	PRIMARY	INTEREST	\$1,652.39
8/17/17	185	BARNEY	ZONING FEE	\$400.00
8/17/17	186	WELLS	ZONING	\$100.00
8/17/17	187	TRI STATE SERVICE STATION	ZONING FEES	\$187.30
8/17/17	188	MIAMI COUNTY MUNICIPAL COURT	TRAFFIC FINES	\$70.00
8/17/17	189	OHIO DEPARTMENT OF COMMERCE	LIQUOR LICENSE FEE	\$439.60

Meeting Adjourned 8:31pm

Beth Vanhaaren- Chair

Gary Biggs- Trustee

Jerry Hirt- Trustee

Mrs. Deborah Watson, Fiscal Officer