



**SEPTEMBER 12, 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 22, 2017 Regular Meeting and the August 29 Workshop Meeting by Trustee Hirtgs, seconded by Trustee Biggs.

THE ABOVE MOTION 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

STAFF REPORTS

SHERIFF

The deputy asked if anyone had any questions for him. There were none.

FIRE

See Attached

ZONING

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

ZC-27-17	6540 Studebaker Rd	Addition to Residence
ZC-28-17	8390 E US RT 40	Sign

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

V-06-17	5110 E St Rt 571	Pool closer to building than allowed (TABLED)
V-07-17	5209 S St Rt 202	Accessory building height/footprint/front line of residence

Two zoning amendment applications are 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. (TABLED) Vote, Trustee Meeting, September 12, 7 p.m.
ZA-08-17	4714 Dayton-Brandt Rd with the primary	Rezoning 4.229 acres of one parcel from A-1 to R-1AAA remaining 1.783 acres rezoned A-2 and joined to his property already zoned A-2.

No conditional use applications are in process.

YEAR TO DATE (2017):

Certificates received this year:	28
Certificates issued this year:	28
Declarations received this year:	4
Variances received this year:	7
Variances approved this year:	6 (Two carried over)
Conditional Use applied for this year:	1
Conditional Use approved this year:	1
Zoning Amendments applied for this year:	8 (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 will present ZA-08-17.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS:

The Bethel Township Board of Zoning Appeals (BZA) will meet September 28 at 6:30 p.m.

BETHEL TOWNSHIP ZONING COMMISSION:

The Bethel Township Zoning Commission (ZC) will meet September 28 at 7:30 p.m.

2017 ZONING ENFORCEMENT:

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	0	3	1	0	2	4
YTD	3	20	4	0	4	29

ADMINISTRATOR

On your Agenda today:

Resolution 17-08-063 This Resolution is to decide on the Zoning that was Tabled on August 22nd.

Resolution 17-09-066 This Resolution is to approve payment for the repairs to the road side mower. The repairs were already completed by Koenig Equipment.

Resolution 17-09-067 This Resolution is to appoint Darrin Anderson as an alternate to the Bethel Township BZA

Trustee Hirt made a motion to bring back to the table **Resolution 17-03-63.**

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

MR. HIRT	NO
MR. BIGGS	NO
MRS. VANHAAREN	ABSTAIN

PUBLIC COMMENT FOR ITEMS ON AGENDA

Andrew Johnson, the attorney representing the Residents who are against this re-zoning, began by stating he was presented with new documents which showed a 2yr, 5yr and 10yr map of where proposed buildings might be. The last meeting Mr. Philips stated that he had no plans, now two weeks later he has a plan? Mr. Johnson did not complete what he wanted to say due to the three-minute time limit.

Resident Pauline Olon of 5225 Rudy Rd stated that since there was no plan for the property last meeting, she feels like the Trustees and Citizens are being held hostage, because if you don't get the zoning you will move on. Show us what a good neighbor you can be with the current zoning then come back later.

Barb Billings of 6355 Rudy Rd. asked Mr. Phillips would you be comfortable with this plan where you live? To give you what you want doesn't fit into our plan.

Resident Bob Billings of 6355 Rudy Rd submitted a prepared statement attached to these minutes.

Carolyn Ross of 5215 Studebaker stated that she thinks the Township would benefit if the attorney Mr. Johnson could finish his discussion. The residents would be appreciative if the Trustees would allow him to finish.

Trustee Biggs stated that the comments are limited to three minutes and cannot be given to another person.

John Thompson of 5858 Studebaker stated they would oppose because the traffic could not come in and out due to the road. He also asked about the retention pond issue.

Trustee Jerry Hirt commented that he was not mad. He said I respect all comments today, that the residents were on point and had legitimate concerns that would be pertinent in making his decision. He said that there was also a lot of mis-information that went out, and this was the reason he tabled the resolution last meeting and asked for more information for his own personal decision to be made. Mr. Hirt commented that even though this doesn't fit in our current land use plan, we already have an anomaly on the property. He stated he went on a visit to Dynamic Industries to see the facilities and how well maintained they were. He also stated that no one knows what my decision is. He had no doubt that Dynamic Industries would be a good neighbor. Trustee Hirt read a prepared statement which is attached to these minutes.

Trustee Gary Biggs stated that although he had not been a Trustee for 36 years like Jerry, he has been involved with the first land use plan. We do not have to make comments on why or how we vote. It's not about whether this gentleman brings a business to the Township. It about the property being zoned. This is not about any one person. He stated that he does not appreciate e-mails that are typed in bold and if anyone would like to talk to him he is just a phone call away. He also appreciates anyone who comes to a Township meeting and shows their concern and would like to be involved.

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

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

MR. HIRT

NO

MR. BIGGS **NO**
MRS. VANHAAREN **ABSTAIN**

RESOLUTION #17-09-066

A RESOLUTION TO APPROVE PAYMENT TO KOENIG EQUIPMENT FOR REPAIRS TO THE ROADSIDE MOWER AT A COST OF \$5,484.21.

WHEREAS, REPAIRS WERE NEEDED TO THE ROADSIDE MOWER, AND

WHEREAS, REPAIRS WERE CONDUCTED BY KOENIG EQUIPMENT AT A COST OF \$5,484.21.

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

THE BOARD OF TOWNSHIP TRUSTEES AUTHORIZES THE PAYMENT OF \$5,484.21 FOR REPAIR OF THE ROADSIDE MOWER AND AUTHORIZE 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 #17-09-067

A RESOLUTION APPOINTING DARRIN ANDERSON AS AN ALTERNATE MEMBER TO THE BETHEL TOWNSHIP BOARD OF ZONING APPEALS FOR THE TERM COMMENCING SEPTEMBER 12, 2017 AND ENDING DECEMBER 31, 2022, IN ACCORDANCE WITH SECTION 519.13 OF THE OHIO REVISED CODE

WHEREAS, Section 519.13 of the Ohio Revised Code prescribes that each Township that administers its own zoning resolution shall appoint members to their respective Board of Zoning Appeals, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that Darrin Anderson is hereby appointed as an alternate member to the Bethel Township Board of Zoning Appeals for the term commencing September 12, 2017 and ending December 31, 2022, in accordance with Section 519.13 of the Ohio Revised Code.

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #17-09-067 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL

TOWNSHIP, MIAMI COUNTY HELD ON THE 12TH DAY OF SEPTEMBER, 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 MRS. VANHAAREN AND SECONDED BY MR. HIRT AND THE VOTE BEING TAKEN AS:

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

.ANNOUNCEMENTS

September 21 BZA Meeting 6:30pm*/Zoning Commission 7:30pm*
September 26 Trustee Regular Meeting, 6:00 PM
October 3 Trustee Workshop Meeting, 8:30 AM*
October 9 Township Offices CLOSED in observance of Columbus Day
October 10 Trustee Regular Meeting, 6:00 PM

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

PUBLIC COMMENTS ON ANY TOPIC

None

MOTION TO RECORD PAYMENT OF WARRANTS AND ELECTRONIC PAYMENTS

**RESOLUTION 17-08-68
A RESOLUTION TO RECORD
WARRANTS 50231-50262 AND ELECTRONIC PAYMENTS 660-720**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE WARRANTS 50231-50262 AND ELECTRONIC PAYMENTS FROM NO.660-720 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:

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

PAYMENTS

Number	Post Date	Payee	Total Warrant Amount
200	8/28/17	MIAMI COUNTY AUDITOR	\$20,477.48
660	8/25/17	JONATHAN D ADAMS	\$896.16
661	8/25/17	BEN ALLEN	\$223.07
662	8/25/17	MICHAEL ARNOLD JR	\$667.92
663	8/25/17	TYLER M BEVER	\$643.82
664	8/25/17	BENJAMIN M CAHILL	\$598.74
665	8/25/17	BRANDEN L CARPENTER	\$467.12
666	8/25/17	MARTIN G CASKEY	\$846.37
667	8/25/17	ROBERT D CORWIN	\$694.30
668	8/25/17	JAMES ANDREW EHRHART	\$1,692.22
669	8/25/17	SCOTT D GRIGSBY	\$379.57
670	8/25/17	NICHOLAS M HALTER	\$522.26
671	8/25/17	JENNIFER HONEYCUTT	\$393.76
672	8/25/17	VICTORIA BARBARA LAVEY	\$354.02
673	8/25/17	NICHOLAS A MAGOTEAUX	\$773.00
674	8/25/17	JOHN D MILLER	\$96.82
675	8/25/17	JAMES A MOORE	\$679.56
676	8/25/17	STETSON PEAKE	\$344.70
677	8/25/17	JOSHUA SCHIEBREL	\$839.55
678	8/25/17	JAMES R SEBASTIAN	\$139.04
679	8/25/17	LARRY RAY TRUSTY	\$699.65
680	8/25/17	TERRENCE W. WELDON JR.	\$788.16
681	8/25/17	ROBERT JAY YOCUM	\$859.19
682	8/25/17	JAY T. ZIMMERMAN	\$508.70
685	8/25/17	UNITY NATIONAL BANK	\$9,388.01
686	9/1/17	GARY BIGGS	\$979.85
687	9/1/17	JEROME L. HIRT	\$746.34
688	9/1/17	HELEN E VANHAAREN	\$797.64
689	9/1/17	DEBORAH A WATSON	\$1,116.22
691	9/8/17	JONATHAN D ADAMS	\$528.92
692	9/8/17	BEN ALLEN	\$223.07
693	9/8/17	MICHAEL ARNOLD JR	\$770.72
694	9/8/17	TYLER M BEVER	\$534.52
695	9/8/17	NICK A BRITTAIN	\$145.46
696	9/8/17	BENJAMIN M CAHILL	\$598.74
697	9/8/17	BRANDEN L CARPENTER	\$233.58
698	9/8/17	NICHOLAS R CARPENTER	\$257.83
699	9/8/17	MARTIN G CASKEY	\$839.40

700	9/8/17	ROBERT D CORWIN	\$373.72
701	9/8/17	JAMES ANDREW EHRHART	\$1,814.07
702-2017	9/8/17	SCOTT D GRIGSBY	\$495.34
703	9/8/17	NICHOLAS M HALTER	\$780.91
704	9/8/17	JENNIFER HONEYCUTT	\$446.84
705	9/8/17	VICTORIA BARBARA LAVEY	\$597.00
706	9/8/17	NICHOLAS A MAGOTEAUX	\$756.04
707	9/8/17	BRIAN DD MCKELLAR	\$127.32
708	9/8/17	JAMES A MOORE	\$577.86
709	9/8/17	RICHARD W. PEAKE	\$167.02
710	9/8/17	STETSON PEAKE	\$795.07
711	9/8/17	JOSHUA SCHIEBREL	\$866.66
712	9/8/17	JAMES R SEBASTIAN	\$127.98
713	9/8/17	LARRY RAY TRUSTY	\$804.00
714	9/8/17	TERRENCE W. WELDON JR.	\$650.84
715	9/8/17	ROBERT JAY YOCUM	\$840.20
716	9/8/17	JAY T. ZIMMERMAN	\$415.69
718	9/8/17	UNITY NATIONAL BANK	\$5,003.12
719	9/6/17	TREASURER OF STATE OF OHIO	\$1,002.39
720	9/8/17	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$3,401.43
50231	8/23/17	DEBORAH A WATSON	\$502.98
50232	8/31/17	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$150.00
50233	8/31/17	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$25.00
50234	8/31/17	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$50.00
50235	8/31/17	AFLAC	\$63.66
50236	8/31/17	AFLAC	\$63.65
50237	8/31/17	DELTA DENTAL	\$94.22
50238	8/31/17	DELTA DENTAL	\$51.81
50239	8/31/17	DELTA DENTAL	\$42.42
50240	9/1/17	VISION SERVICE PLAN	\$18.46
50241	9/1/17	VISION SERVICE PLAN	\$43.53
50242	9/1/17	VISION SERVICE PLAN	\$38.96
50243	9/6/17	BETHEL FIRE ASSOCIATION	\$110.00
50244	9/6/17	BETHEL FIRE ASSOCIATION	\$230.00
50245	9/6/17	BETHEL FIRE ASSOCIATION	\$225.00
50246	9/6/17	SAMS CLUB	\$161.72
50247	9/6/17	LOWES BUSINESS ACCOUNT	\$128.41
50248	9/6/17	FASTENAL	\$28.70
50249	9/6/17	TROY FORD	\$4,091.84
50250	9/6/17	MEDICAL REPAIR, INC dba EMSAR CENTRAL	\$477.16

50251	9/6/17	WASTE MANAGEMENT OF OHIO INC	\$505.97
50252	9/6/17	US HEALTH WORKS MEDICAL GRP OH, INCQ	\$88.00
50253	9/6/17	MEDICOUNT MANAGEMENT, INC	\$761.14
50254	9/6/17	DUNCAN OIL CO	\$166.11
50255	9/6/17	TIME WARNER	\$525.44
50256	9/6/17	AT&T	\$81.67
50257	9/6/17	COMDOC.INC. CORPORATE HEADQUARTERS	\$113.39
50258	9/6/17	READY REFRESH BY NESTLE	\$77.03
50259	9/6/17	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$235.39
50260	9/6/17	WEILER WELDING CO INC	\$104.16
50261	9/6/17	SCHWAAB, INC	\$80.35
50262	9/6/17	BUREAU OF WORKERS COMPENSATION	\$1,899.93

RECEIPTS

Post Date	Receipt Number	Source	Purpose	Total Receipt
8/28/17	197	MCRROBERTS	ZONING FEES	\$100.00
8/28/17	198	HARLOW BUILDERS	ZONING FEES	\$100.00
8/28/17	199	MIAMI COUNTY AUDITOR	2ND HALF TAX SETTL RE SPEC. ASSMT 17	\$892.87
8/28/17	200	MIAMI COUNTY AUDITOR	2ND HLF TAX SETTL. REAL ESTATE	\$462,812.11
9/6/17	201	MEDICOUNT	MEDIC RUN	\$100.20
9/6/17	202	STECK CONSTRUCTION	ZONING FEES	\$200.00
9/6/17	203	AUDITOR OF MIAMI COUNTY	GASOLINE EXCISE TAX JULY	\$4,998.62
9/6/17	204	MIAMI COUNTY MUNICIPAL COURT	TRAFFIC FINES	\$723.00
9/6/17	205	MIAMI COUNTY AUDITOR	2ND HALF TAX SETTL MANUFACTURED HOMES	\$515.20
8/31/17	209	CAPITOL		\$19.99
8/31/17	210	SEASIDE		\$112.70
8/31/17	211	BENEFICIAL		\$51.25
8/31/17	212	INDUSTRIAL		\$113.85
8/31/17	213	PRIMARY		\$1,641.84
8/31/17	214	LOCKBOX	MEDIC RUN PAYMENTS	\$5,381.61

Meeting Adjourned 7:55pm

Beth Vanhaaren- Chair

Gary Biggs- Trustee

Jerry Hirt- Trustee

Mrs. Deborah Watson, Fiscal Officer