



January 14, 2020

PUBLIC HEARING 6:30 PM

CASE ZA-01-19: A REQUEST FROM MICHAEL GUTMANN, TRUSTEE, PO BOX 910, PIQUA, OH 45756, TO REZONE 14.182 ACRES OF 93.438 ACRES PRESENTLY ZONED A-2 ON THE NORTHEAST AND NORTHWEST CORNERS OF AGENBROAD AND DAYTON-BRANDT ROADS, NEW CARLISLE, OH 45344, AND TIPP CITY, OH 45371, FROM A-2 DOMESTIC AGRICULTURE TO R-1AAA SINGLE FAMILY RESIDENCE. THIS WILL ALLOW FOR UP TO SIX RESIDENTIAL LOTS TO BE SPLIT. MIAMI COUNTY PARCEL ID #A01-059300.

CASE: ZA-07-19: A REQUEST FROM JOYCE MYERS, 7085 S SR 202, TIPP CITY OH 45371, TO REZONE 5.001 ACRES FROM A 63.03-ACRE A-2, GENERAL AGRICULTURE PARCEL TO A-1, DOMESTIC AGRICULTURE, FOR THE PURPOSE OF SEPARATING THE EXISTING HOUSE AND BARNs FROM THE AGRICULTURAL USE. THE REZONING WOULD BE CONTINGENT ON RECEIVING A VARIANCE FOR FRONT SETBACK (50 FEET REQUIRED), AND A SQUARE FOOTAGE VARIANCE FOR THE EXISTING BARNs. THERE WOULD BE ZERO SETBACK ON THE EXISTING HOUSE AND THE BARNs TOTAL 4,156 SF WHERE 3,200 SF BETWEEN TWO BUILDINGS IS PERMITTED. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-077100.

CASE ZA-08-19: A REQUEST FROM TREVOR BEAN, 5263 SUMMERSET DR., TIPP CITY OH 45371, TO REZONE 66.55 ACRES OF 71.55 ACRES PRESENTLY ZONED A-2, GENERAL AGRICULTURE, TO R-1AAA, SINGLE FAMILY RESIDENCE, AND 5.00 ACRES TO B-2, OFFICE/RESIDENTIAL DISTRICT, FOR THE PURPOSE OF DEVELOPING RESIDENTIAL LOTS AND A BUSINESS LOT ON THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF US 40 AND PALMER ROAD. ALL LOTS AND IMPROVEMENTS MUST MEET OR EXCEED TOWNSHIP STANDARDS ESTABLISHED IN THE BETHEL TOWNSHIP ZONING RESOLUTION. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-021100

Minutes to the public hearing is attached.
Also is attached a copy of Mr. Bean's presentation.

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 the December 10, 2019 Regular Business Meeting, December 17, 2019 Workshop Meeting and the January 7, 2020 Workshop Meeting moved by Trustee Vanhaaren seconded by Trustee Biggs.

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

MRS. VANHAAREN	YES
MR. BIGGS	YES
MRS. WRIGHT	YES

STAFF REPORTS

ADMINISTRATOR REPORT

1: There are 19 resolutions on your agenda tonight.

- **The first two is for board organization.**
- **The next three are for Zoning Cases that were heard at the Public Hearing this evening.**
- **Resolutions 20-01-066 thru 20-01-017 are standard beginning of the year resolutions of appointments, dues, etc.**
- **Resolution 20-01-019 is for 5 new sets of fire gear. These will replace gear that is expiring.**

SHERIFF

No Report

FIRE

See Attached

ZONING

Since the last Trustee meeting, the following zoning certificate applications have been received

ZC-42-19	9595 S Bellefontaine Rd	Accessory building
ZC-01-20	5165 E US RT 40	Pavilion/Gazebo

Since the last Board of Zoning Appeals (BZA) meeting, the following application is in process

CU-08-19	6190 Studebaker Rd.	Dog grooming
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Since the last Zoning Commission (ZC) meeting, the following zoning amendment applications are in process

ZA-02-19	Agenbroad and Dayton-Brandt Roads	Rezone 14.182 acres of 93.438 acres presently zoned A-2 on the northeast and northwest corners of Agenbroad and Dayton-Brandt Roads, New Carlisle, OH 45344, and Tipp City, OH 45371, from A-2 Domestic Agriculture to R-1AAA Single Family Residence. This will allow for up to six residential lots to be split. (Tonight's public hearing)
ZA-03-19	P&R Communications Tower – US 40	Rezone 10.004 acres presently zoned R-1AAA and A-2 to R-1AAA for 3.114

		acres and A-1 for 6.861 acres for the purpose of selling the 6.861-acre parcel to the owners of adjacent parcel at 4925 E. US 40. Rezoning contingent upon a zero-frontage variance approval. (Pending).
ZA-04-19	5165 US 40	Rezone 2 acres of 30 acres presently Zoned A-2 for the purpose of creating a building lot. Rezoning contingent upon a reduced-frontage variance approval. (Pending)
ZA-06-19	7340 Ross Rd.	Parcel split (Pending)
ZA-07-19	7085 SR 202	Parcel split (Tonight's public hearing)
ZA-08-19	US 40 and Palmer Road	Rezone 66.55 acres R-1AAA and 5 acres B-2 for building lots and athletic center (Tonight's public hearing)
ZA-01-20	7948 Ross Rd/7891 US 40	Splitting the US 40 parcel to add one acre to the Ross Road Parcel

YEAR TO DATE (2020):

Certificates issued in 2020:	1
Declarations received in 2020:	0
Variances requested in 2020:	0
Variances approved in 2020:	0
Conditional Use requested in 2020:	0
Conditional Use approved in 2020:	0
Zoning Amendments requested in 2020:	0
Zoning Amendments approved in 2020:	0
Zoning Text Amendments 2020:	0

BOARDS & COMMISSIONS:

MIAMI COUNTY PLANNING COMMISSION:

The next scheduled meeting is January 21, 2010, at 7:30 p.m. The Township has one case – ZA-01-20.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The BZA will meet January 23, 2020, at 6:30 p.m. to hear case CU-08-19.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The ZC will meet January 23, 2020, at 7:30 p.m. to hear case ZA-01-20.

2019 ZONING ENFORCEMENT (September YTD):

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	0	0	0	0	0	0
YTD	0	0	0	0	0	0

Total: 0

PUBLIC COMMENT FOR ITEMS ON AGENDA

None

ACTION ITEMS

RESOLUTION #20-01-001

A RESOLUTION ELECTING BETH VAN HAAREN PRESIDENT OF THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY

WHEREAS, the Board of Trustees of Bethel Township have customarily organized themselves at the first business meeting of each year, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the Board of Trustees elects Beth van Haaren President of the Board of Trustees of Bethel Township for a term ending at the next re-organization of the Board of Trustees of Bethel Township, Miami County.

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-002

A RESOLUTION ELECTING CAROLYN WRIGHT VICE PRESIDENT OF THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY

WHEREAS, the Board of Trustees of Bethel Township have customarily organized themselves at the first business meeting of each year, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the Board of Trustees elects Carolyn Wright Vice President of the Board of Trustees of Bethel Township for a term ending at the next re-organization of the Board of Trustees of Bethel Township, Miami County.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-003

A RESOLUTION TO APPROVE RE-ZONING CASE: ZA-07-19: A REQUEST FROM JOYCE MYERS, 7085 S SR 202, TIPP CITY OH 45371, TO REZONE 5.001 ACRES FROM A 63.03-ACRE A-2, GENERAL AGRICULTURE PARCEL TO A-1, DOMESTIC AGRICULTURE, FOR THE PURPOSE OF SEPARATING THE EXISTING HOUSE AND BARNs FROM THE AGRICULTURAL USE. THE REZONING WOULD BE CONTINGENT ON RECEIVING A VARIANCE FOR FRONT SETBACK (50 FEET REQUIRED), AND A SQUARE FOOTAGE VARIANCE FOR THE EXISTING BARNs. THERE WOULD BE ZERO SETBACK ON THE EXISTING HOUSE AND THE BARNs TOTAL 4,156 SF WHERE 3,200 SF BETWEEN TWO BUILDINGS IS PERMITTED. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-077100.

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-004

A RESOLUTION TO APPROVE RE-ZONING CASE: ZA-01-19: A REQUEST FROM MICHAEL GUTMANN, TRUSTEE, PO BOX 910, PIQUA, OH 45756, TO REZONE 14.182 ACRES OF 93.438 ACRES PRESENTLY ZONED A-2 ON THE NORTHEAST AND NORTHWEST CORNERS OF AGENBROAD AND DAYTON-BRANDT ROADS, NEW CARLISLE, OH 45344, AND TIPP CITY, OH 45371, FROM A-2 DOMESTIC AGRICULTURE TO R-1AAA SINGLE FAMILY RESIDENCE. THIS WILL ALLOW FOR UP TO SIX RESIDENTIAL LOTS TO BE SPLIT. MIAMI COUNTY PARCEL ID #A01-059300.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-005

A RESOLUTION TO APPROVE RE-ZONING CASE: ZA-08-19: A REQUEST FROM TREVOR BEAN, 5263 SUMMERSET DR., TIPP CITY OH 45371, TO REZONE 66.55 ACRES OF 71.55 ACRES PRESENTLY ZONED A-2, GENERAL AGRICULTURE, TO R-1AAA, SINGLE FAMILY RESIDENCE, AND 5.00 ACRES TO B-2, OFFICE/RESIDENTIAL DISTRICT, FOR THE PURPOSE OF DEVELOPING RESIDENTIAL LOTS AND A BUSINESS LOT ON THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF US 40 AND PALMER ROAD. ALL LOTS AND IMPROVEMENTS MUST MEET OR EXCEED TOWNSHIP STANDARDS ESTABLISHED IN THE BETHEL TOWNSHIP ZONING RESOLUTION. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-021100.

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

MR. BIGGS	YES
MRS. WRIGHT	YES

MRS. VANHAAREN YES

RESOLUTION #20-01-006

A RESOLUTION ESTABLISHING THE SALARIES FOR THE TRUSTEES AND FISCAL OFFICER FOR YEAR 2020, IN ACCORDANCE WITH SECTION 505.24 AND SECTION 507.09 OF THE OHIO REVISED CODE

WHEREAS, the salaries of the Board of Trustees of Bethel Township, Miami County is established in Section 505.24 of the Ohio Revised Code, and

WHEREAS, the salary of the Fiscal Officer of the Board of Trustees of Bethel Township, Miami County is established by Section 507.09 of the Ohio Revised Code, THEREFORE

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the salaries of the Trustees be set at \$13,612.00 per year, further

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the salary of the Fiscal Officer Watson be set at \$23,396.00 per year, further

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that this Resolution be approved retroactively to January 1, 2020.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-007

A RESOLUTION SETTING THE TIMES, DATES AND PLACES FOR MEETINGS OF THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY FOR CALENDAR YEAR 2019

WHEREAS, the Board of Trustees of Bethel Township, Miami County, are required through the Ohio Revised Code to annually announce the schedule of meetings for the calendar year, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the Board of Trustees of Bethel Township, Miami County shall meet for the following dates for the calendar year 2020:

January 14, 2020	Regular Business Meeting, 7:00pm
January 21, 2020	Workshop Meeting, 8:00am
January 28, 2020	Regular Business Meeting, 7:00pm
February 4, 2020	Workshop Meeting, 8:00am
February 11, 2020	Regular Business Meeting, 7:00pm
February 18, 2020	Workshop Meeting, 8:00am

February 25, 2020	Regular Business Meeting, 7:00pm
March 3, 2020	Workshop Meeting, 8:00am
March 10, 2020	Regular Business Meeting, 7:00pm
March 17, 2020	Workshop Meeting, 8:00am
March 24, 2020	Regular Business Meeting, 7:00pm
March 31, 2020	Workshop Meeting, 8:00am
April 7, 2020	Workshop Meeting, 8:00am
April 14, 2020	Regular Business Meeting, 7:00pm
April 21, 2020	Workshop Meeting, 8:00am
April 28, 2020	Regular Business Meeting, 7:00pm
May 5, 2020	Workshop Meeting, 8:00am
May 12, 2020	Regular Business Meeting, 7:00pm
May 19, 2020	Workshop Meeting, 8:00am
May 26, 2020	Regular Business Meeting, 7:00pm
June 2, 2020	Workshop Meeting, 8:00am
June 9, 2020	Regular Business Meeting, 7:00pm
June 16, 2020	Workshop Meeting, 8:00am
June 30, 2020	Workshop Meeting, 8:00am
July 7, 2020	Workshop Meeting, 8:00am
July 14, 2020	Regular Business Meeting, 7:00pm
July 21, 2020	Workshop Meeting, 8:00am
August 4, 2020	Workshop Meeting, 8:00am
August 11, 2020	Regular Business Meeting, 7:00pm
August 18, 2020	Workshop Meeting, 8:00am
September 1, 2020	Workshop Meeting, 8:00am
September 8, 2020	Regular Business Meeting, 7:00pm
September 15, 2020	Workshop Meeting, 8:00am
September 22, 2020	Regular Business Meeting, 7:00pm
September 29, 2020	Workshop Meeting, 8:00am
October 6, 2020	Workshop Meeting, 8:00am
October 13, 2020	Regular Business Meeting, 7:00pm
October 20, 2020	Workshop Meeting, 8:00am
October 27, 2020	Regular Business Meeting, 7:00pm
November 3, 2020	Workshop Meeting, 8:00am
November 10, 2020	Regular Business Meeting, 7:00pm
November 17, 2020	Workshop Meeting, 8:00am
November 24, 2020	Regular Business Meeting, 7:00pm
December 1, 2020	Workshop Meeting, 8:00am
December 8, 2020	Regular Business Meeting, 7:00pm
December 15, 2020	Workshop Meeting, 8:00am
December 22, 2020	Regular Business Meeting, 7:00pm
December 29, 2020	Workshop Meeting, 8:00am

BE IT FURTHER RESOLVED, by the Board of Trustee of Bethel Township, Miami County that a copy of this Resolution be transmitted to media outlets providing service to Bethel Township, Miami County.

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #20-01-007 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 14TH DAY OF JANUARY, 2020, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-008

A RESOLUTION AUTHORIZING THE PAYMENT OF DUES TO THE MIAMI VALLEY REGIONAL PLANNING COMMISSION IN ACCORDANCE WITH SECTION 505.70 OF THE OHIO REVISED CODE AT A COST OF \$ 2,227.78

WHEREAS, Section 505.70 of the Ohio Revised Code permits a Board of Trustees of a Township to pay dues to a public or private organization that administers programs established by the Congress of the United States, AND

WHEREAS, the Miami Valley Regional Planning Commission has been established as the Metropolitan Planning Organization for the Region charged with administering specific transportation programs throughout the Region, AND

WHEREAS, the Board of Trustees of Bethel Township, Miami County through this Resolution authorizes the payment of dues to the Miami Valley Regional Planning Commission for the year 2020, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the Board of Trustees is authorized to pay the dues to the Miami Valley Regional Planning Commission, in accordance with Section 505.70 of the Ohio Revised Code at a cost of \$2,227.78.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-009

A RESOLUTION APPOINTING TRUSTEE VAN HARREN AS REPRESENTATIVE AND TRUSTEE WRIGHT AS ALTERNATE TO THE MIAMI VALLEY REGIONAL PLANNING COMMISSION

WHEREAS, the Board of Trustees of Bethel Township, Miami County adopted Resolution #20-01-008 authorizing the payment of dues to the Miami Valley Regional Planning Commission, AND

WHEREAS, the Miami Valley Regional Planning Commission allows their member to appoint a representative and alternate to the Miami Valley Regional Planning Commission, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that Trustee van Haaren be appointed as representative to the Miami Valley Regional Planning Commission and Trustee Wright as alternate to the Miami Valley Regional

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-010

A RESOLUTION APPOINTING MARTY CASKEY AS REPRESENTATIVE TO THE TECHNICAL ADVISORY COMMITTEE OF THE MIAMI VALLEY REGIONAL PLANNING COMMISSION

WHEREAS, the Board of Trustees of Bethel Township, Miami County adopted Resolution #20-01-008 authorizing the payment of dues to the Miami Valley Regional Planning Commission, AND

WHEREAS, the Miami Valley Regional Planning Commission allows their members to appoint a representative to the Technical Advisor Committee of the Miami Valley Regional Planning Commission, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that Marty Caskey be appointed to the Miami Valley Regional Planning Commission of the Miami Valley Regional Planning Commission.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-011

A RESOLUTION APPOINTING CAROLYN WRIGHT AS REPRESENTATIVE AND TRUSTEE VAN HAAREN AS ALTERNATE REPRESENTATIVE TO THE MIAMI COUNTY COUNCIL

WHEREAS, the Board of Trustees of Bethel Township, Miami County are authorized to appoint a representative and alternate to the Miami County Council, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that Trustee Wright be appointed as representative and Trustee van Haaren be appointed alternate representative to the Miami County Council.

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-012

A RESOLUTION APPOINTING TRUSTEES VAN HAAREN AND WRIGHT AS REPRESENTATIVES TO THE BETHEL TOWNSHIP VOLUNTEER FIRE FIGHTERS' DEPENDENTS FUND

WHEREAS, the Board of Trustees of Bethel Township, Miami County are authorized through Section 146.03 and 146.04 of the Ohio Revised Code to appoint two (2) representatives to the Volunteer Firefighters' Dependents Fund, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that Trustees van Haaren and Wright are appointed as representative to the Bethel Township Volunteer Firefighters' Dependents Fund.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-013

A RESOLUTION APPROVING THE 2020 LICENSE AND SUPPORT FEES FOR GEOGRAPHIC INFORMATION SYSTEMS (GIS) SOFTWARE FROM DIGITAL DATA TECHNOLOGIES, INC (DDTI) AT A COST NOT TO EXCEED \$2,800.00.

WHEREAS, the Bethel Township Fire Department and the Planning & Zoning Department would benefit from the current GIS technologies to aid in responding to the needs of the Township's residents, AND

WHEREAS, Miami County currently uses Digital Data Technologies, Inc's. GIS software known as Accuglobe and has established a reduced price for any township or municipality within Miami County to purchase Accuglobe software, AND

WHEREAS, the Bethel Township Board of Trustees purchased said GIS software with the approval of Resolution #07-04-040 and are required to pay an annual license and support fees for said software, THEREFORE,

BE IT RESOLVED, that the Board of Trustees of Bethel Township, Miami County approve the 2020 License and support fees for GIS software from Digital Data Technologies, Inc (DDTI) for an amount not to exceed \$2,800.00

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-014

A RESOLUTION APPOINTING STEVE OWENS TO THE BETHEL TOWNSHIP BOARD OF ZONING APPEALS FOR THE TERM COMMENCING JANUARY 1, 2020 AND ENDING DECEMBER 31, 2024, 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 Steve Owens is hereby appointed to the Bethel Township Board of Zoning Appeals for the term commencing January 1, 2020 and ending December 31, 2024, in accordance with Section 519.13 of the Ohio Revised Code.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-015

A RESOLUTION APPOINTING JEFF BUTT TO THE BETHEL TOWNSHIP BOARD OF ZONING APPEALS FOR THE TERM COMMENCING JANUARY 1, 2020 AND ENDING

DECEMBER 31, 2024, 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 Jeff Butt is hereby appointed to the Bethel Township Board of Zoning Appeals for the term commencing January 1, 2020 and ending December 31, 2024, in accordance with Section 519.13 of the Ohio Revised Code.

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-016

A RESOLUTION DESIGNATING BETHEL WEST CEMETERY AND FRIENDSHIP PARK AS THE DESIGNATED DEBRIS COLLECTION SITES FOR BETHEL TOWNSHIP AS REQUIRED BY THE MIAMI COUNTY DEBRIS MANAGEMENT PLAN

WHEREAS, Miami County has put in place a Debris Management Plan incorporated under the Emergency Operations plan to handle debris if a disaster occurs in Miami County, and

WHEREAS, the Board of Trustees of Bethel Township, Miami County adopted the Miami County Debris Management Plan on January 26, 2010 through their approval of Resolution #10-01-025, acknowledging Bethel Township as an active participant of the Miami County Debris Management Plan which gives Bethel Township eligibility for reimbursement of funds for such disasters, and

WHEREAS, the Bethel Township Board of Trustees does not have another active Debris Management Plan that is comprehensive and meets the Federal Emergency Management Agency Guidelines, and

WHEREAS, the Board of Trustees must annual designate a site(s) for storm debris collection, and

WHEREAS, the Board of Trustees must designate a site(s) for the collection of storm debris to satisfy the requirements of the Miami County Debris Management Plan, THEREFORE

BE IT RESOLVED, by the Bethel Township Board of Trustees, that Bethel the rear of Bethel West Cemetery and Friendship Park be the designated debris collection sites for the Township's collection of debris as required by the Miami County Debris Management Plan.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-017

**A RESOLUTION DESIGNATING THE TOWNSHIP ADMINISTRATOR AS THE DEBRIS
MANAGER FOR BETHEL TOWNSHIP AS REQUIRED BY THE MIAMI COUNTY DEBRIS
MANAGEMENT PLAN**

WHEREAS, Miami County has put in place a Debris Management Plan incorporated under the Emergency Operations plan to handle debris if a disaster occurs in Miami County, and

WHEREAS, the Board of Trustees of Bethel Township, Miami County adopted the Miami County Debris Management Plan on January 26, 2010 through their approval of Resolution #10-01-025, acknowledging Bethel Township as an active participant of the Miami County Debris Management Plan which gives Bethel Township eligibility for reimbursement of funds for such disasters, and

WHEREAS, the Bethel Township Board of Trustees does not have another active Debris Management Plan that is comprehensive and meets the Federal Emergency Management Agency Guidelines, and

WHEREAS, the Bethel Township Board of Trustees must annual designate the Township Administrator as their debris manager, and

WHEREAS, the Bethel Township Administrator shall be designated as the Debris Manager for Bethel Township, THEREFORE

BE IT RESOLVED, by the Bethel Township Board of Trustees, that the Township Administrator shall be the Township's designated debris manager as required by the Miami County Debris Management Plan.

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-018

**A RESOLUTION SETTING THE REIMBURSEMENT FOR THE 2020 WINTER
CONFERENCE OF THE OHIO TOWNSHIP ASSOCIATION IN ACCORDANCE WITH
SECTION 505.241 OF THE OHIO REVISED CODE**

WHEREAS, the Ohio Township Association will hold their Winter Conference in Columbus, Ohio from February 5th to February 8th 2020, AND

WHEREAS, Section 505.241 permits a Board of Trustees to pay for the membership dues and costs for their members and employees to participate in organizations organized for the improvement of Township Government, AND

WHEREAS, the Board of Trustees of Bethel Township, deem it necessary for themselves and staff members to attend this conference to remain current with Township government issues, THEREFORE,

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County that the reimbursement for the Trustees, Fiscal Officer, Administrator and Director of Planning & Zoning be capped at \$1,500.00 per attendee for their attendance at the Ohio Township Association's Winter Conference.

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

MRS. WRIGHT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #20-01-019

A RESOLUTION AUTHORIZING THE PURCHASE OF FIVE (5) SETS OF FIRE GEAR FOR A TOTAL COST OF \$10,925.00 FROM PHOENIX SAFETY OUTFITTERS OF SPRINGFIELD, OHIO

WHEREAS, The Fire Department need to replace outdated gear, AND

WHEREAS, The Township is continuing to use the best quote from Phoenix Safety Outfitters that was the lowest and best quote from 2019;

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 FIVE (5) SETS OF FIRE GEAR FROM PHOENIX SAFETY OUTFITTERS AT A COST OF \$10,925.00.

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

ANNOUNCEMENTS

January 20	Township Offices CLOSED due the Martin Luther King Holiday
January 21	Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
January 23	BZA Meeting 6:30PM/ Zoning Commission Meeting 7:30PM
January 28	Regular Board of Trustee Meeting, Township Meeting Room, 7:00PM
February 4	Trustee Workshop Meeting, Township Meeting Room, 8:00AM*

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 20-01-20

A RESOLUTION TO RECORD WARRANTS

51832 TO 51861 for 2019 and 51862-51888 for 2020

AND ELECTRONIC PAYMENTS 971-1058 for 2019 and 1-37 for 2020

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF WARRANTS NO. 518323 THROUGH NO. 51861 FOR 2019 AND WARRANTS NO. 51862-51888 FOR 2020 AND THE ELECTRONIC PAYMENTS FROM NO.971-1058 FOR 2019 AND ELECTRONIC PAYMENTS FROM NO. 1-37 FOR 2020 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

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

MR. BIGGS	YES
MRS. WRIGHT	YES
MRS. VANHAAREN	YES

PAYMENTS-2019

Number	Transaction Date	Payee	Total Warrant Amount
971	12/10/19	BEN ALLEN	\$101.42
972	12/10/19	MICHAEL ARNOLD JR	\$896.66
973	12/10/19	CYRUS N BROYLES	\$93.40
974	12/10/19	BENJAMIN M CAHILL	\$612.41
975	12/10/19	NICHOLAS R CARPENTER	\$748.52
976	12/10/19	MARTIN G CASKEY	\$920.62
977	12/10/19	JACOB DANIEL CLINE	\$538.53
978	12/10/19	ALLAN DAVIS	\$1,042.28
979	12/10/19	JAMES ANDREW EHRHART	\$1,979.75
980	12/10/19	NICHOLAS M HALTER	\$538.87
981	12/10/19	WILLIAM P MANNHEIM	\$699.07
982	12/10/19	ZACHARY SCOTT MCCARROLL	\$526.66
983	12/10/19	BRIAN DD MCKELLAR	\$319.69
984	12/10/19	JAROD M REILLY	\$106.86
985	12/10/19	MARCUS A ROLL	\$1,373.48
986	12/10/19	JOSHUA SCHIEBREL	\$527.12
987	12/10/19	CHRISTOPHER M SCOTT	\$879.93
988	12/10/19	JAMES R SEBASTIAN	\$457.67
989	12/10/19	ALEXANDER SEGRETTO	\$536.16
990	12/10/19	ROBERT STEVENSON	\$334.61
991	12/10/19	TIFFANY ROSE STINSON	\$581.20
992	12/10/19	LARRY RAY TRUSTY	\$1,119.61

993	12/10/19	TERRENCE W. WELDON JR.	\$1,151.33
994	12/10/19	CONNOR WHELAN	\$507.77
995	12/10/19	MARK A WYSONG	\$769.30
996	12/10/19	ROBERT JAY YOCUM	\$1,029.62
997	12/10/19	JAY T. ZIMMERMAN	\$895.75
1003	12/18/19	OHIO CHILD SUPPORT PAYMENT CENTER	\$582.53
1004	12/18/19	BUREAU OF WORKERS COMPENSATION	\$15,049.00
1005	12/23/19	BEN ALLEN	\$83.14
1006	12/23/19	MICHAEL ARNOLD JR	\$328.04
1007	12/23/19	CYRUS N BROYLES	\$623.36
1008	12/23/19	BENJAMIN M CAHILL	\$899.95
1009	12/23/19	BRANDEN L CARPENTER	\$258.72
1010	12/23/19	NICHOLAS R CARPENTER	\$550.48
1011	12/23/19	MARTIN G CASKEY	\$920.62
1012	12/23/19	JACOB DANIEL CLINE	\$467.86
1013	12/23/19	ALLAN DAVIS	\$1,042.28
1014	12/23/19	JAMES ANDREW EHRHART	\$1,875.88
1015	12/23/19	NICHOLAS M HALTER	\$213.54
1016	12/23/19	WILLIAM P MANNHEIM	\$501.75
1017	12/23/19	ZACHARY SCOTT MCCARROLL	\$965.02
1018	12/23/19	BRIAN DD MCKELLAR	\$256.44
1019	12/23/19	JAROD M REILLY	\$127.53
1020	12/23/19	MARCUS A ROLL	\$1,920.18
1021	12/23/19	JOSHUA SCHIEBREL	\$541.88
1022	12/23/19	CHRISTOPHER M SCOTT	\$523.68
1023	12/23/19	JAMES R SEBASTIAN	\$139.04
1024	12/23/19	ALEXANDER SEGRETTO	\$899.04
1025	12/23/19	ROBERT STEVENSON	\$450.30
1026	12/23/19	TIFFANY ROSE STINSON	\$560.93
1027	12/23/19	LARRY RAY TRUSTY	\$531.16
1028	12/23/19	TERRENCE W. WELDON JR.	\$709.58
1029	12/23/19	CONNOR WHELAN	\$1,458.58
1030	12/23/19	MARK A WYSONG	\$517.86
1031	12/23/19	ROBERT JAY YOCUM	\$942.83
1032	12/23/19	JAY T. ZIMMERMAN	\$650.05
1035	1/5/20	UNITY NATIONAL BANK	\$11,038.11
1035	1/5/20	UNITY NATIONAL BANK	\$11,038.11
1036	1/6/20	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$4,413.27
1037	1/6/20	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$4,467.63
1038	1/9/20	TREASURER OF STATE OF OHIO	\$2,150.86
1039	1/9/20	TREASURER OF STATE OF OHIO	\$1,498.30
1040	1/9/20	OHIO CHILD SUPPORT PAYMENT CENTER	\$582.53
1041	1/9/20	SCHOOL DISTRICT INCOME TAX	\$98.01
1042	1/9/20	SCHOOL DISTRICT INCOME TAX	\$138.41
1043	1/9/20	SCHOOL DISTRICT INCOME TAX	\$116.88
1044	1/9/20	PIQUA INCOME TAX DEPARTMENT	\$12.48
1045	1/9/20	REGIONAL INCOME TAX AGENCY	\$153.79

1046	1/9/20	REGIONAL INCOME TAX AGENCY	\$223.18
1047	1/9/20	REGIONAL INCOME TAX AGENCY	\$168.36
1048	1/9/20	MIAMI EAST	\$23.32
1049	1/9/20	MIAMI EAST	\$36.00
1050	1/9/20	MIAMI EAST	\$19.11
1051	1/9/20	CITY OF VANDALIA	\$44.37
1052	1/9/20	CITY OF VANDALIA	\$67.69
1053	1/9/20	CITY OF VANDALIA	\$60.21
1054	1/9/20	CITY OF SIDNEY	\$58.31
1055	1/9/20	CITY OF SIDNEY	\$84.03
1056	1/9/20	CITY OF SIDNEY	\$71.58
1057	1/9/20	CITY OF DAYTON	\$11.99
1058	1/9/20	CITY OF DAYTON	\$20.77
1065	1/20/20	ANTHEM BLUE CROSS AND BLUE SHIELD	\$19,933.18
1066	1/20/20	UNITY NATIONAL BANK	\$106.26
1067	1/20/20	UNITY NATIONAL BANK	\$2.49
1068	1/20/20	UNITY NATIONAL BANK	\$425.00
51832	12/10/19	MICHAEL ARNOLD JR	\$450.50
51833	12/10/19	BENJAMIN M CAHILL	\$223.90
51834	12/10/19	NICHOLAS R CARPENTER	\$229.53
51835	12/10/19	BRIAN DD MCKELLAR	\$230.87
51836	12/10/19	JAMES A MOORE	\$227.65
51837	12/10/19	JOSHUA SCHIEBREL	\$673.59
51838	12/10/19	JAMES R SEBASTIAN	\$230.87
51839	12/10/19	TERRENCE W. WELDON JR.	\$450.50
51840	12/10/19	JAY T. ZIMMERMAN	\$682.96
51841	12/11/19	MARTIN G CASKEY	\$983.62
51842	12/11/19	JAMES ANDREW EHRHART	\$1,960.25
51843	12/11/19	WILLIAM P MANNHEIM	\$243.15
51844	12/11/19	TIFFANY ROSE STINSON	\$244.49
51845	12/11/19	ROBERT JAY YOCUM	\$244.49
51846	12/11/19	JAMES ANDREW EHRHART	\$1,960.25
51847	12/17/19	CASH	\$1,550.00
51848	12/19/19	TREASURER OF STATE	\$948.00
51849	12/19/19	CINTAS CORPORATION	\$35.66
51850	12/19/19	VERIZON	\$268.61
51850	12/19/19	VERIZON	\$268.61
51851	12/19/19	SCHWAAB, INC	\$16.75
51852	12/19/19	All ABOUT DRAINS	\$85.00
51853	12/19/19	AIM MEDIA MIDWEST OPERATING	\$927.03
51854	12/19/19	WESTENDORF PRINTING	\$122.00
51855	12/19/19	STAPLES ADVANTAGE	\$68.80
51856	12/19/19	DUNCAN OIL CO	\$583.50
51857	12/19/19	UNITY NATIONAL BANK/CARD MEMBER SERVICES	\$4,859.60
51858	12/19/19	NOVO PRINT	\$495.00
51859	12/26/19	LORNA FURDERER	\$46.17

51860	12/26/19	WILLIAM P MANNHEIM	\$193.64
51861	12/26/19	JULIE REESE	\$36.64

PAYMENTS-2020

Number	Transaction Date	Payee	Total Warrant Amount
1	1/6/20	BEN ALLEN	\$123.78
2	1/6/20	MICHAEL ARNOLD JR	\$323.27
3	1/6/20	CYRUS N BROYLES	\$878.03
4	1/6/20	BENJAMIN M CAHILL	\$742.94
5	1/6/20	BRANDEN L CARPENTER	\$780.62
6	1/6/20	NICHOLAS R CARPENTER	\$895.30
7	1/6/20	MARTIN G CASKEY	\$879.94
8	1/6/20	JACOB DANIEL CLINE	\$458.22
9	1/6/20	ALLAN DAVIS	\$1,033.30
10	1/6/20	JAMES ANDREW EHRHART	\$1,837.81
11	1/6/20	NICHOLAS M HALTER	\$242.43
12	1/6/20	WILLIAM P MANNHEIM	\$700.22
13	1/6/20	ZACHARY SCOTT MCCARROLL	\$893.16
14	1/6/20	BRIAN DD MCKELLAR	\$941.64
15	1/6/20	JOHN MEYER	\$49.66
16	1/6/20	JAMES A MOORE	\$38.31
17	1/6/20	MARCUS A ROLL	\$1,127.37
18	1/6/20	JOSHUA SCHIEBREL	\$679.70
19	1/6/20	CHRISTOPHER M SCOTT	\$638.27
20	1/6/20	JAMES R SEBASTIAN	\$424.90
21	1/6/20	ALEXANDER SEGRETTO	\$1,685.71
22	1/6/20	ROBERT STEVENSON	\$348.42
23	1/6/20	TIFFANY ROSE STINSON	\$493.58
24	1/6/20	LARRY RAY TRUSTY	\$774.39
25	1/6/20	TERRENCE W. WELDON JR.	\$1,011.27
26	1/6/20	CONNOR WHELAN	\$1,494.00
27	1/6/20	MARK A WYSONG	\$629.49
28	1/6/20	ROBERT JAY YOCUM	\$898.91
29	1/6/20	JAY T. ZIMMERMAN	\$282.63
31	1/6/20	GARY BIGGS	\$884.40
32	1/6/20	HELEN E VANHAAREN	\$816.33
33	1/6/20	DEBORAH A WATSON	\$1,152.56
34	1/6/20	CAROLYN WRIGHT	\$793.18
36	1/6/20	UNITY NATIONAL BANK	\$6,838.22
37	1/13/20	OHIO CHILD SUPPORT PAYMENT CENTER	\$582.53
		OHIO PUBLIC EMPLOYEES DEFERRED	
51862	1/9/20	COMPENSAT	\$50.00
		OHIO PUBLIC EMPLOYEES DEFERRED	
51863	1/9/20	COMPENSAT	\$60.00
		OHIO PUBLIC EMPLOYEES DEFERRED	
51864	1/9/20	COMPENSAT	\$50.00
51865	1/9/20	AFLAC	\$145.68

51866	1/9/20	AFLAC	\$125.73
51867	1/9/20	DELTA DENTAL	\$577.66
51868	1/9/20	DELTA DENTAL	\$529.02
51869	1/13/20	AIRGAS	\$200.49
51870	1/13/20	VERIZON	\$14.10
51871	1/13/20	MIAMI COUNTY ENGINEER	\$484.53
51872	1/13/20	CINTAS CORPORATION	\$71.32
51873	1/13/20	MEDICOUNT MANAGEMENT, INC	\$651.01
51874	1/13/20	STAPLES ADVANTAGE	\$85.31
51875	1/13/20	LOWES BUSINESS ACCOUNT	\$551.79
51876	1/13/20	SAMS CLUB	\$231.88
51877	1/13/20	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$220.26
51878	1/13/20	US BANK	\$184.64
51879	1/13/20	AIM MEDIA MIDWEST OPERATING	\$340.48
51880	1/13/20	STAPLES CREDIT PLAN	\$54.99
51881	1/13/20	CULLIGAN	\$65.92
51882	1/13/20	DUNCAN OIL CO	\$851.34
51883	1/13/20	TIME WARNER	\$82.50
51884	1/13/20	UNITED HEALTH CARE-INSURANCE COMPANY	\$270.00
51885	1/13/20	DURST BROS. EXCAVATING CO.	\$500.00
51886	1/13/20	DAYTON POWER & LIGHT CO	\$697.35
51887	1/13/20	AT&T	\$66.67
51888	1/13/20	UNITY NATIONAL BANK/CARD MEMBER SERVICES	\$658.26

RECEIPTS

Receipt Number	Source	Purpose	Total Receipt
256	CHARTER COMMUNICATIONS	FRANCHISE FEE	\$7,489.10
257	MEDICOUNT	MEDIC RUN PAYMENTS	\$2,127.02
258	MIAMI COUNTY AUDITOR	GRANTED EXEMPTION REFUND/PROPERTY ON 40	\$2,792.43
263	STATEMAN	ZONING FEE	\$100.00
264	WAYNE HOMES	ZONING FEES	\$200.00
265	MIAMI COUNTY AUDITOR	LOCAL GOVT	\$2,723.12
266	MIAMI COUNTY AUDITOR	LOCAL GOVT SUPPLEMENT	\$570.09
267	MIAMI COUNTY AUDITOR	GASOLINE EXCISE TAX	\$9,485.50
268	MIAMI COUNTY AUDITOR	AUTO REG TWP LEVY PERM TAX	\$4,402.35
269	MIAMI COUNTY AUDITOR	AUTO REG TWP PERM ORC	\$1,015.93
270	MIAMI COUNTY AUDITOR	AUTO REG TOWNSHIPS	\$818.75
271	MIAMI COUNTY AUDITOR	CENTS PER GALLON	\$2,607.86
272	STATESMAN	ZONING FEES	\$100.00
273	HUNT	ZONING FEES	\$100.00
274	WAYNE HOMES	ZONING FEE	\$200.00
275	MIAMI COUNTY AUDITOR	LOCAL GOVT	\$2,723.12
276	MIAMI COUNTY AUDITOR	LOCAL GOVT SUPPLEMENT	\$570.09

277	MIAMI COUNTY AUDITOR	GASOLINE TAX	\$9,485.50
278	MIAMI COUNTY AUDITOR	AUTO REG TWP LEVY PERM TAX	\$4,402.35
279	MIAMI COUNTY AUDITOR	AUTO REG TOWNSHIP	\$818.75
280	MIAMI COUNTY AUDITOR	AUTO REG TWP PERM ORC	\$1,015.93
281	MIAMI COUNTY AUDITOR	GASOLINE TAX CENTS PER GALLON	\$2,607.86
282	MIAMI COUNTY AUDITOR	TAX EXEMPTION ON PROPERTIES ON 40	\$2,792.43
	CHARTER		
283	COMMUNICATIONS	CABLE FRANCHISE FEE	\$7,489.10
284	MEDICOUNT	MEDIC RUN FEES	\$2,127.02
306	STATE BNK		\$181.08
307	BNK AMERIC		\$501.83
308	TRI STATE		\$501.83
309	ST BANK		\$101.62
310	PRIMARY		\$6,081.85
311	LOCKBOX PAYMENTS	MEDIC RUN PAYMENTS	\$6,778.00

Meeting Adjourned 9:50 PM

ABSENT

Carolyn Wright- Chair

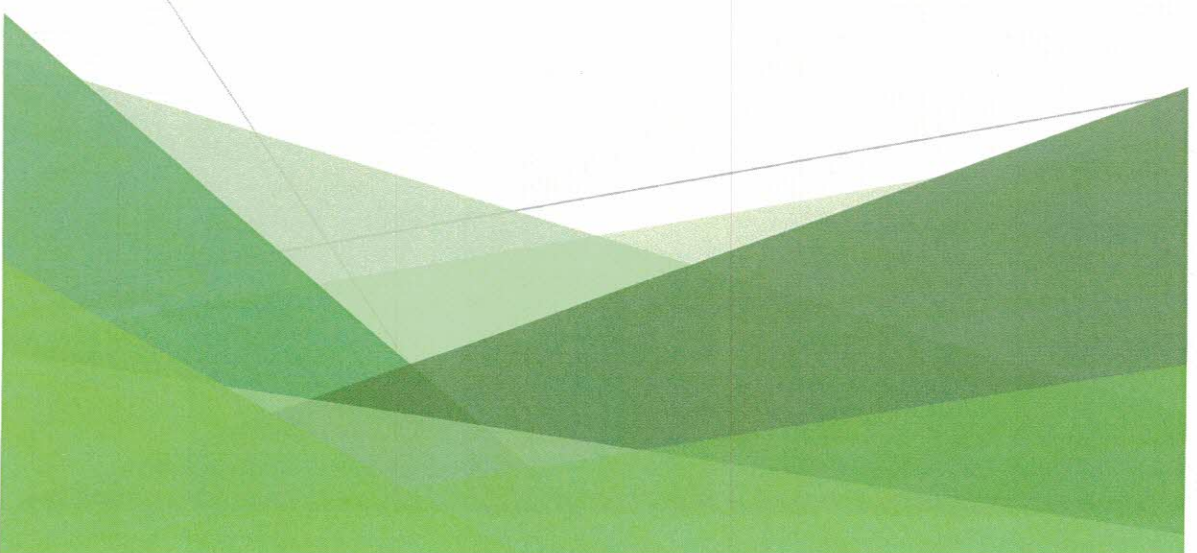
Gary Biggs- Trustee

Beth Vanhaaren- Trustee

Mrs. Deborah Watson, Fiscal Officer

Bethel Estates

Palmer Rd. & US 40



Common concerns

► Traffic

Safety is a huge aspect of the project

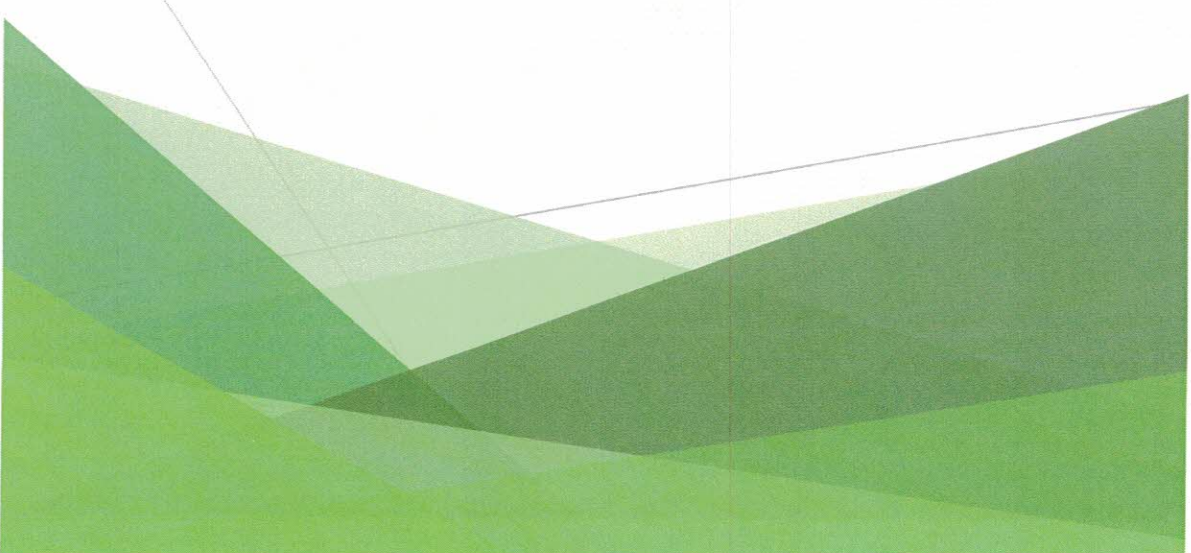
A light installed at Palmer and US 40 (high priority)
Working with ODOT

► Schools

Bethel Schools is a draw to the community

► Number of Homes

14 home sites for an average of 4 acres per lot



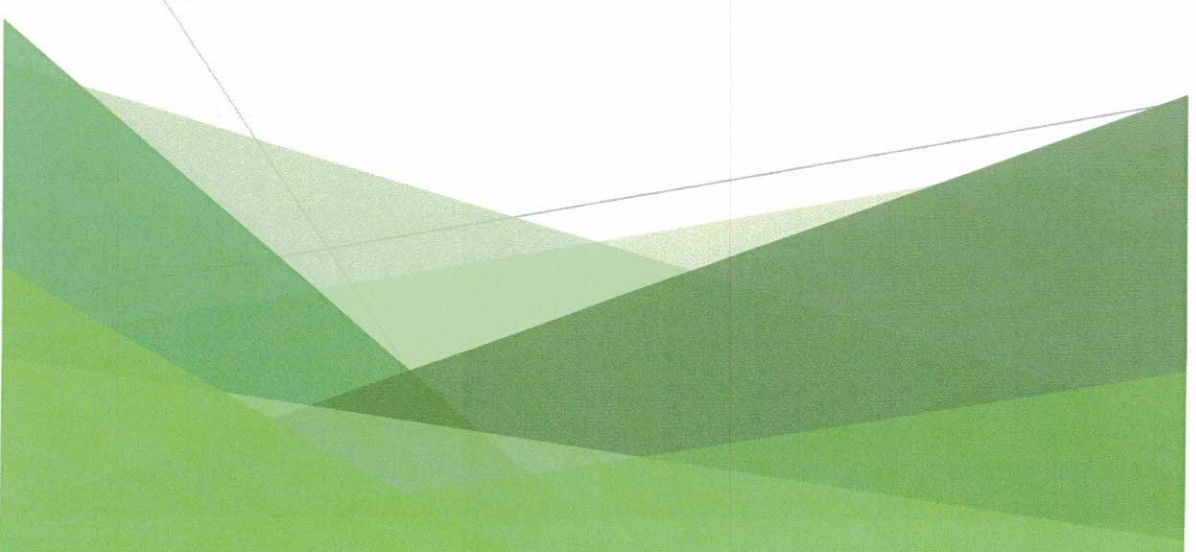
Bethel Township Comprehensive Land Use Plan

Adopted by the Bethel Township Board of Trustees: November 30, 2010

R1-AAA - Is to encourage the retention of the rural nature and character of Bethel Township through low density residential uses

Development Standards:

- ▶ 1 Acre lot (in street Sewer)
- ▶ Lot Frontage of 175'
- ▶ Front Yard Setback 50'
- ▶ 1500 SF floor area per Residence



County Development

Building Development

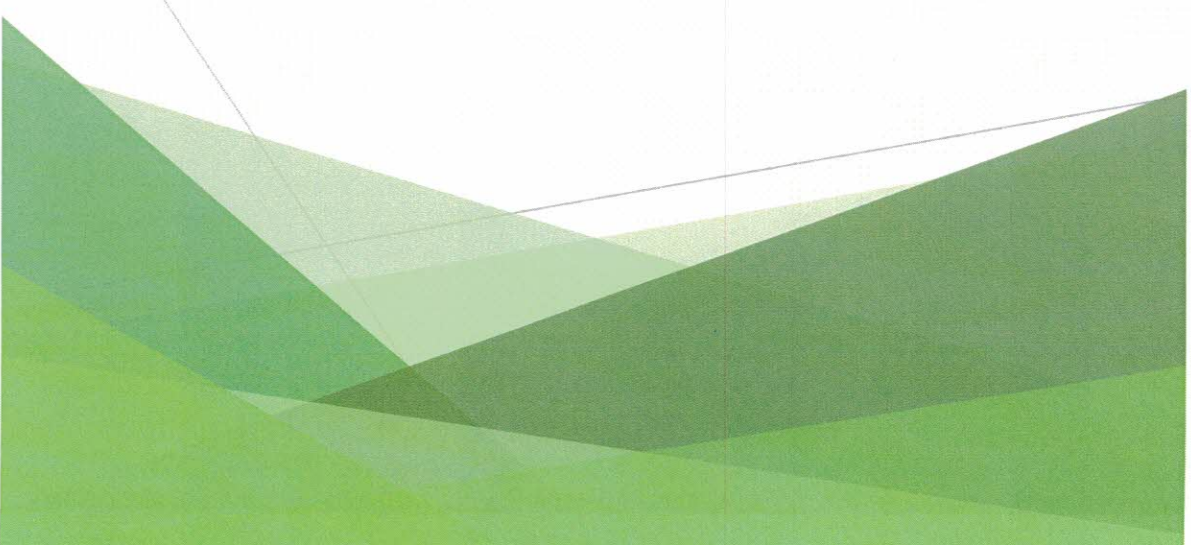
- ▶ Property layout and lot lines

Sanitation / Environmental:

- ▶ Sewer is Required

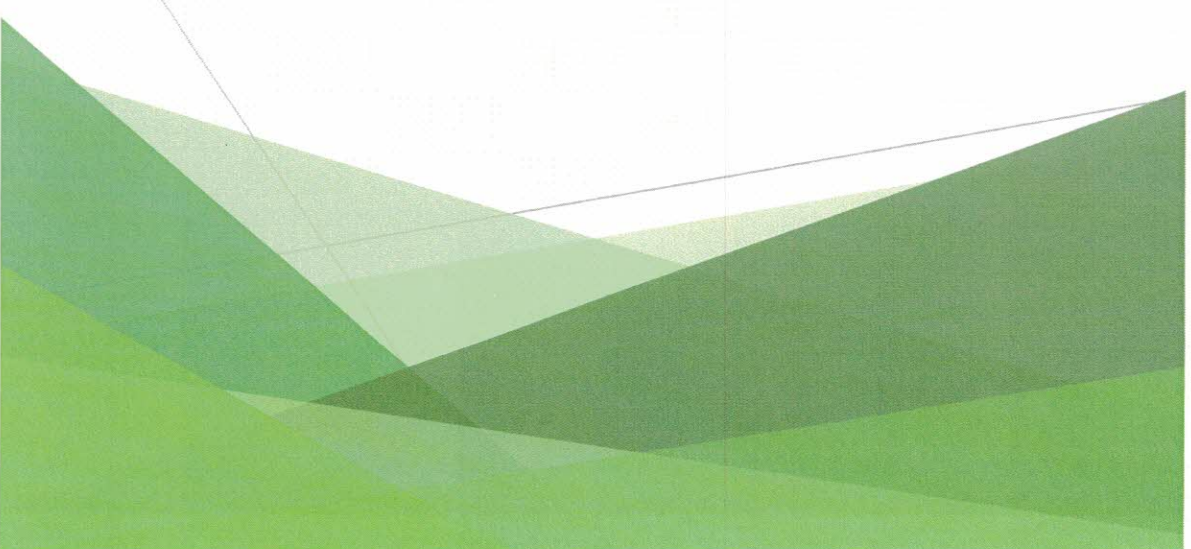
Engineering:

- ▶ Fire Hydrants Installed
- ▶ Road Construction
- ▶ Entrance Sight Distance

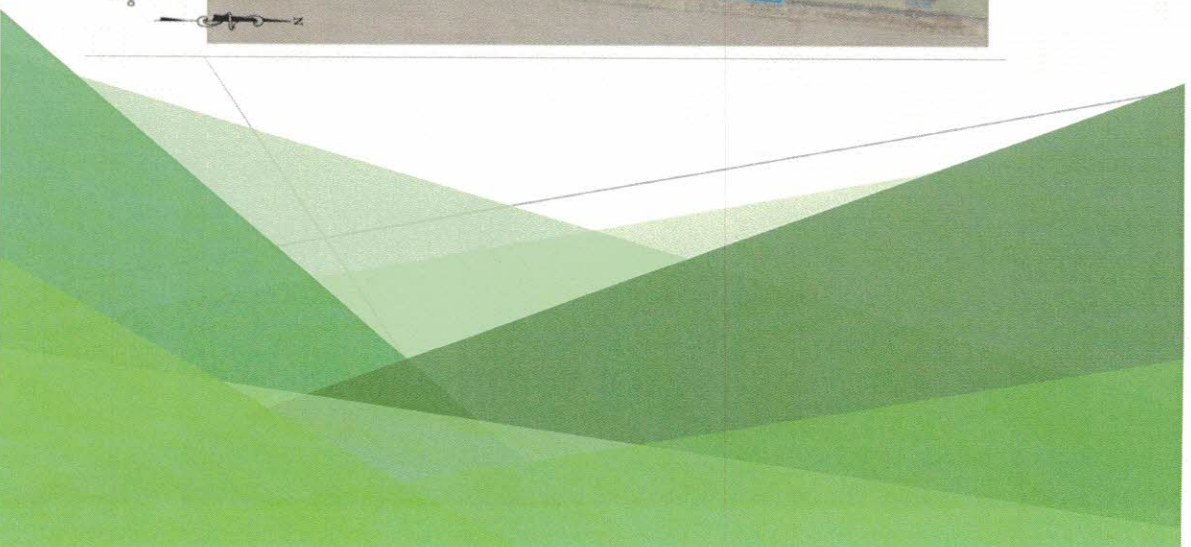
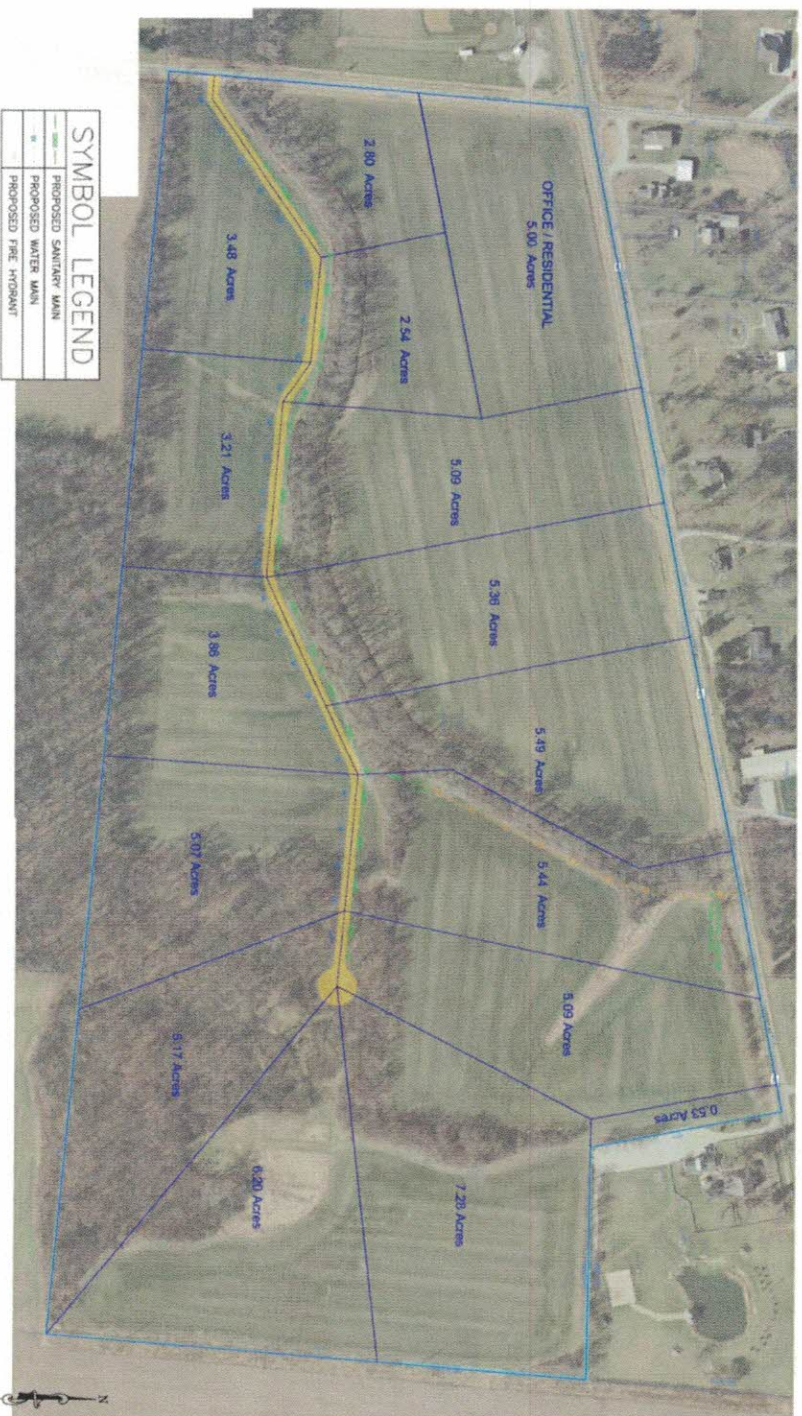


Bethel Estates

- ▶ **4 Acre** per lot on average
- ▶ Lot Owners Select their own Builder
- ▶ Every lot has Natural contours and old growth trees
- ▶ Environmentally sensitive - Low impact
- ▶ Semi-Protected street creating a Safe place to play and ride bikes



Bethel Estates



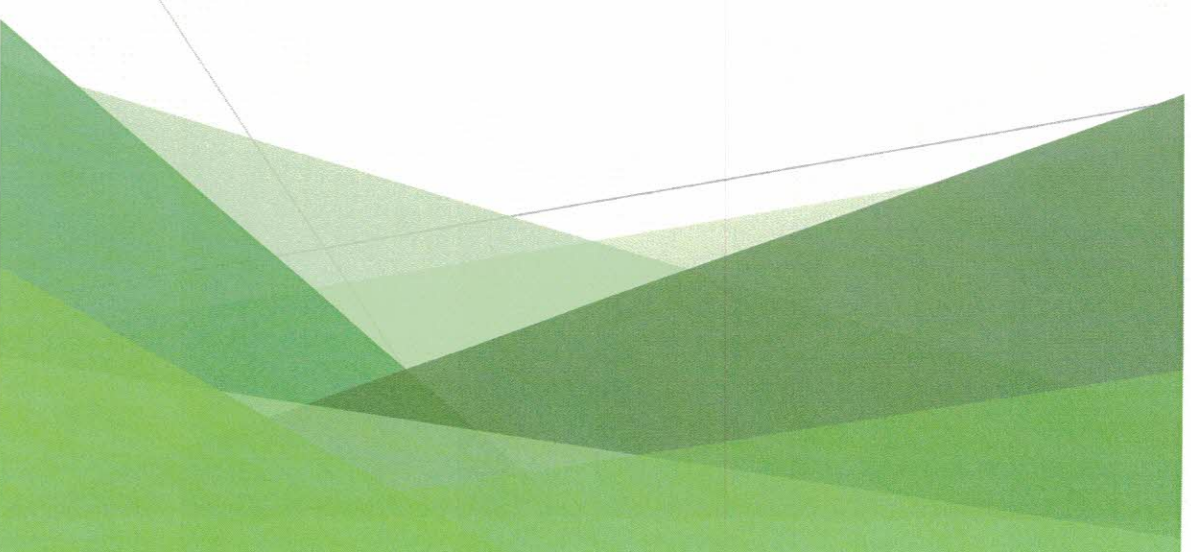
B-2 Office/Residential Regulations

Township Governs:

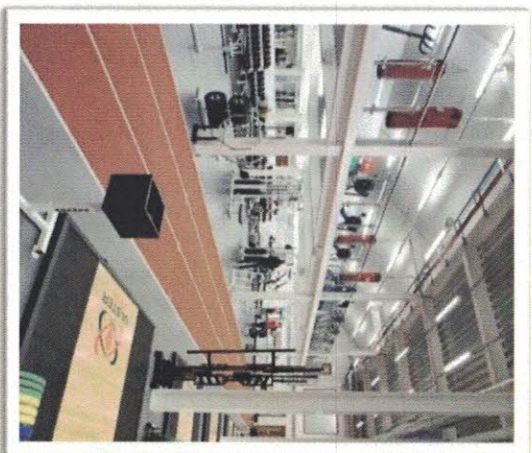
- ▶ Professional Services
- ▶ 2 Acre Minimum
- ▶ Landscape Buffering / Beautification

County Controls:

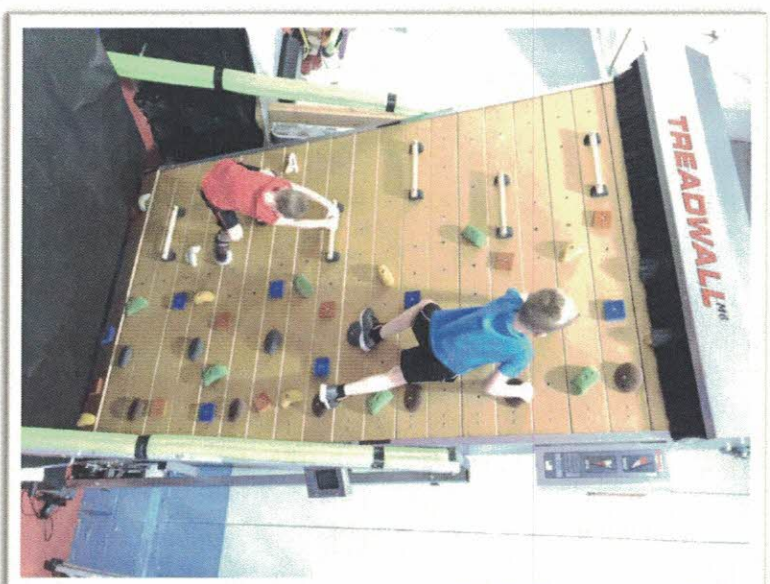
- ▶ Site layout and Construction plans
- ▶ Parking Lot Layout
- ▶ Environmental impact/Drainage



Sports Training and Rehab



Fun for the whole Family



Bethel Estates + Sport Training and Rehab

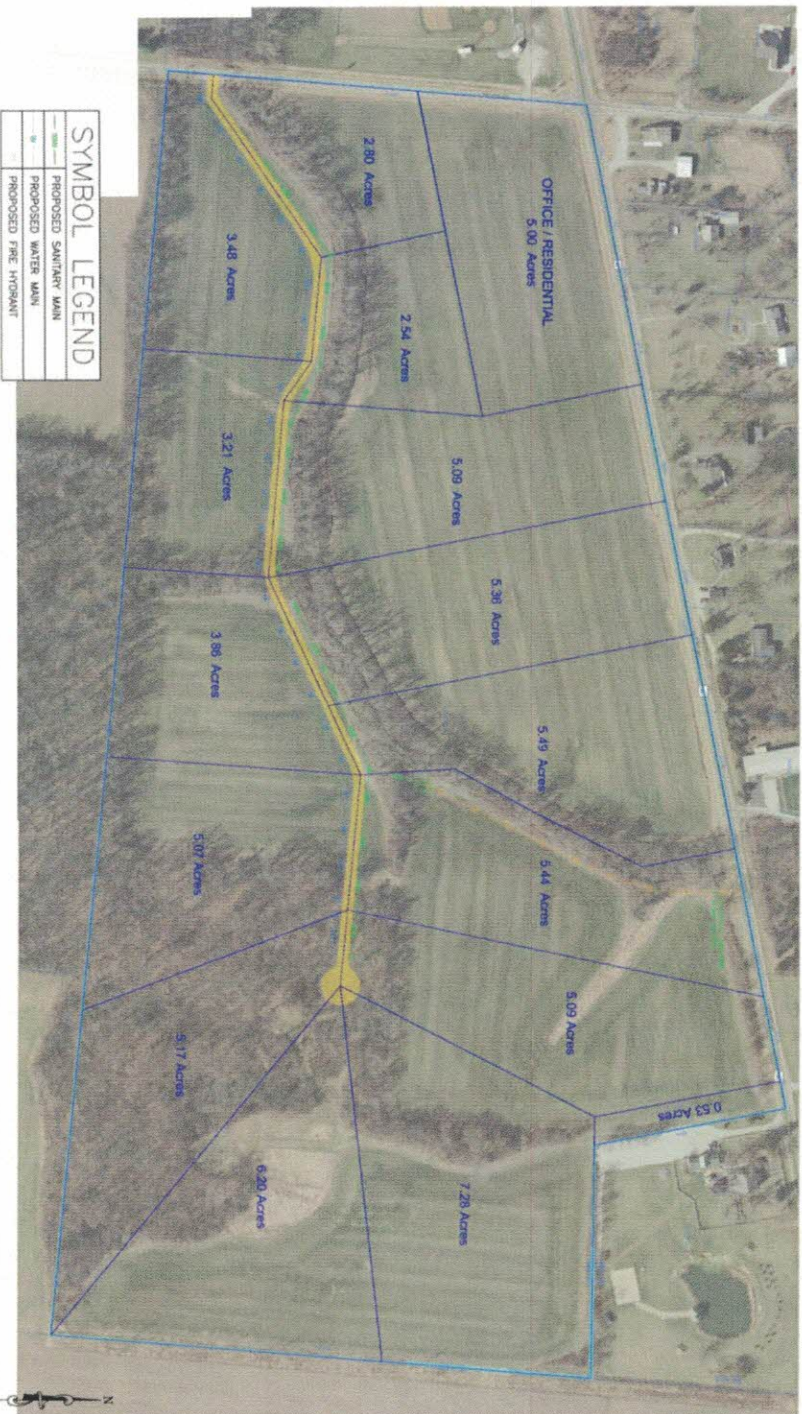
Design features:

- ▶ 4 Acre average lot —▶ 1 Acre minimum
- ▶ Natural flow of the land —▶ Rural Nature and Character
- ▶ Build you own home —▶ 1500 sf or greater
- ▶ Each Lot has Old Growth Trees —▶ Low Density
- ▶ Planted trees, Berms —▶ Landscape Buffering / Beautification
- ▶ Matches the Land Use Plan —▶ Adopted in 2010

Township Regulations:



Bethel Estates



Additional Information



Examples of Residential areas in Bethel

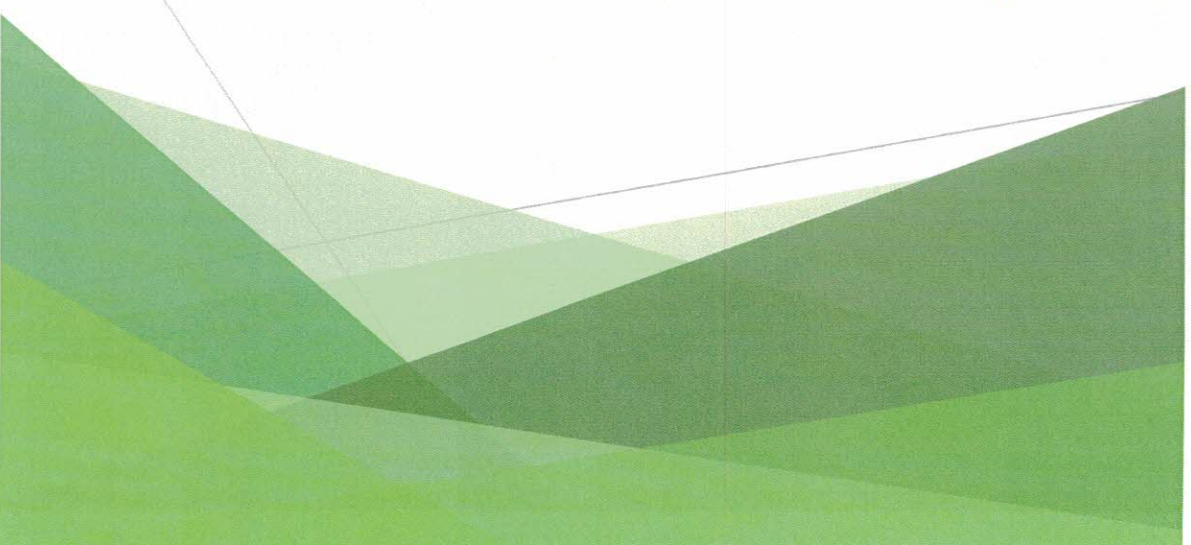
Average of 1 Acre per Property

- ▶ Haskett Lane - off of Singer Rd.
 - ▶ 45+ homes in 46 acres
- ▶ Newbury Rd. - off Ross Rd.
 - ▶ 60 homes in 60 Acres
- ▶ Bethelville Dr. - off of Agenbroad Rd.
 - ▶ 36 homes/lots in 44 acres

Approved within the last 4 years including today.

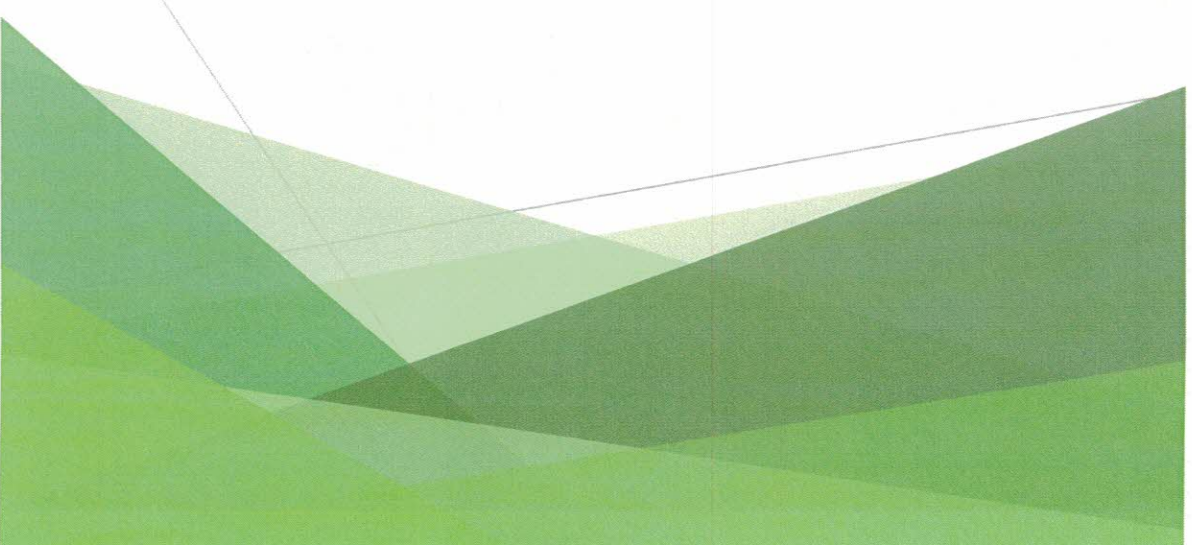
Average of 2.2 Acre per Property

- ▶ Dayton Brandt Rd.
 - ▶ 28 homes/lots in 62 acres



Examples of Large Businesses along US 40 (and in Bethel Township)

- ▶ A & B Foundry and Machining
- ▶ Studebaker Process Equipment
- ▶ 2 buildings 13,700 and 27,000 sf
- ▶ 2 buildings 50,000 and 17,000 sf
- ▶ Catlow Manufacturing
- ▶ 2 buildings - 18,000 and 22,000 sf
- ▶ Local Iron Workers Union
- ▶ 42,000 sf
- ▶ Bowmans Turkey farm
- ▶ 6 buildings of 13,000 sf or greater
- ▶ JMD Architectural Products
- ▶ 28,000 sf



Minutes – APPROVED

Bethel Township Trustees

January 14, 2020 – 6:30 pm.

Zoning Public Hearing

Township Firehouse, 8735 S. Second Street – Brandt, Tipp City, Ohio

Trustees Present: Carolyn Wright, Beth van Haaren, Gary Biggs

Also present: Debbie Watson, Fiscal Officer

Staff present: Andy Ehrhart, Township Administrator/Fire Chief; Marty Caskey, Director, Planning and Zoning

Ms. Wright called the hearing to order at 6:34 p.m.

Trustees and staff introduced themselves.

Case: ZA-01-19: A request from Michael Gutmann, Trustee, PO Box 910, Piqua, OH 45756, to rezone 14.182 acres of 93.438 acres presently zoned A-2 on the northeast and northwest corners of Agenbroad and Dayton-Brandt Roads, New Carlisle, OH 45344, and Tipp City, OH 45371, from A-2 Domestic Agriculture to R-1AAA Single Family Residence. This will allow for up to six residential lots to be split. Miami County Parcel ID #A01-059300.

Mr. Caskey presented the case and asked if there were any questions from the Trustees.

None.

Mr. Gutmann presented his case to the Trustees and confirmed Mr. Caskey's report was accurate. He stated that this request is for six building lots, which is down from the eight he originally considered. He and his builder, Ian Bowman of Bowman Builders, believe the houses will be very high-end and present no problems with the surrounding area.

Ms. van Haaren asked about the water and costs.

Mr. Gutmann stated that water would be brought in from the Denlinger extension at the applicant's expense and usage costs are determined by the county.

Ms. Wright asked if there were any attendees wishing to speak in favor of the rezoning.

None.

Ms. Wright asked if there were any attendees wishing to speak against the rezoning.

The following people spoke against the rezoning for the following reasons:

- Project does not fit with the rural feel of the Township.
- Schools will be overcrowded.

- Drainage problems will increase with more houses.

Mr. Josh and Ms. Christy Garlough, 6960 Bethelville Rd.

Ms. Natalie Donahue, 7835 Agenbroad Rd.

Ms. Rachel Logal, 4714 Dayton-Brandt Rd. (?)

Mr. Mike McGuire, 6326 Dayton-Brandt Rd.

Ms. Peggy Clendening, 7344 Studebaker Rd.

Ms. MaryAnn Layton, 9085 New Carlisle Rd.

Mr. Rick Raterman, 6495 Bethelville Rd.

Ms. Wright closed the public comments and asked the Trustees if they had any additional questions.

None.

Case: ZA-07-19: A request from Joyce Myers, 7085 S SR 202, Tipp City OH 45371, to rezone 5.001 acres from a 63.03-acre A-2, General Agriculture parcel to A-1, Domestic Agriculture, for the purpose of separating the existing house and barns from the agricultural use. The rezoning would be contingent on receiving a variance for front setback (50 feet required), and a square footage variance for the existing barns. There would be zero setback on the existing house and the barns total 4,156 sf where 3,200 sf between two buildings is permitted. The property is identified as Miami County Parcel ID #A01-077100.

Mr. Caskey presented the case to the Trustees, noted that the Myers family was in Florida, and asked if there were any questions.

None.

Ms. Wright asked if there were any questions from the Trustees.

None.

Ms. Wright asked if there were any attendees speaking in favor of the application.

None.

Ms. Wright asked if there were any attendees opposed to the application.

None.

Ms. Wright closed the public comments and asked the Trustees if they had any additional questions.

None.

Case: ZA-08-19: A request from Trevor Bean, 5263 Summerset Dr., Tipp City OH 45371, to rezone 66.55 acres of 71.55 acres presently zoned A-2, General Agriculture, to R-1AAA, Single Family Residence, and 5.00 acres to B-2, Office/Residential District, for the purpose of developing residential lots and a business lot on the parcel located at the southeast corner of US 40 and Palmer Road. All lots and improvements must meet or exceed Township standards established in the Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID #A01-021100.

Mr. Caskey presented the case to the Trustees and included a bullet-point list of email questions and answers. These bullet points were:

- The Bethel Land Use Plan calls for Office/Residential in this area.
- The rezoning request is for 66.5 acres at R-1AAA. This parcel, if rezoned, can be split any way that adheres to the Township and County requirements.
- A commercial building is not out of character for this intersection. Directly across US 40 from the proposed athletic business are two commercial properties.
- Property values – The Township has no control over this and cannot make decisions based on this data point. Actually, according to the new assessments from the County, property values are higher.
- Traffic – The Township has no jurisdiction over traffic and US 40 is a State road while Palmer is a County road.
- Light pollution – The Township does have restrictions on unshielded light fixtures.
- Bethel School concerns – The Township cannot make decisions about Township issues using Bethel Schools and any issues they may have as a data point. Bethel Township and Bethel Local Schools are separate entities.
- Annexation – this property is not contiguous to Huber Heights and cannot be annexed.

Mr. Caskey asked if there were any questions.

None.

Mr. Bean confirmed Mr. Caskey's report was accurate and presented his case to the Trustees by presenting a PowerPoint description of what he intends to do on the parcel (see attached). He stated that with sewer and water available, this was the perfect parcel for his friends and him to develop so they can enjoy the more rural character of Bethel Township. He said the plan is not final and would have to go through the county subdivision process. He also stated he is working with ODOT and Miami County about access as Palmer is a county road and US 40 is a state road.

Ms. Wright asked if the Trustees had any questions for the applicant.

None.

Ms. Wright asked if there were any attendees wishing to speak in favor of the rezoning.

Mr. Nathan Terry, 8811 Watergate Dr., Huber Heights, said he is a potential owner and wants more land for his kids. He is also interested in building the sports and rehab facility, said he had experience with them, and wants one closer to his new home. This indoor facility would allow for year-round use. He noted that there is a plan for a \$75,000 sewer project for the lots so there will be a nice upgrade to the land there.

Mr. Rob Dickinson agreed with Mr. Terry.

Mr. Caskey noted that the request is in line with the approved Comprehensive Land Use Plan.

Ms. Wright asked if there were any attendees wishing to speak in opposition to the rezoning.

The following people spoke against the rezoning for the following reasons:

- Traffic increases with increased accidents at the intersection of US 40 and Palmer Rd.
- Project does not fit with the rural feel of the Township.
- Project is not sufficiently defined.
- Plans are not approved.
- Schools will be overcrowded.
- Commercial building will be unsightly and out of character for the area.
- Commercial building will draw traffic and people.
- Other venues exist for the commercial use.
- Drainage problems will increase with more houses.
- Mr. Bean has stated that his plans are fluid and do not have to be approved. He simply must abide by Township and County regulations. So many more houses could be built than the 14 noted.
- There will be noise and light pollution from the houses and commercial building.
- The commercial building could change into something much more intrusive once rezoned.
- Noise from the development could interfere with the Secret Garden wedding venue business.
- Concerns about this extremely "contrived" arrangement by the group of friends.
- A development like this negatively impacts the quality of life in the Township.

Mr. James Davis, 9325 S. Palmer Rd.

Ms. Michele Pfrogner, 7105 S. Palmer Rd.

Ms. Karen Weber, 8390 US 40

Name Not Clear, 5544 S. Dayton-Brandt Rd.

Mr. Ryan Masin, 5550 Studebaker Rd.

Ms. Virginia Kuepper, 5833 Scarff Rd.,

Ms. Christina Pennington, 7755 Singer Rd.

Ms. Naomi and Mr. Russ Maxwell, 7336 SR 571

Ms. Jessica Peak, 6845 Walnut St.

Ms. Brenda Slater, 7405 Palmer Rd.

Mr. Todd Bird/Lisa Bird/Ashlyn Bird, 8767 Palmer Rd.

Mr. Tom Keiffer
 Mr. Bill Heilman, 5870 Scarff Rd.
Name not clear, 3150 New Carlisle Rd.
 Ms. Megan Runkle, 6020 S. Dayton-Brandt Rd.
 Mr. Jimmy and Ms. Chrystal Edwards, 7250 New Carlisle Rd.
 Mr. Jason Woelfer, 5344 S. Dayton-Brandt Rd.
 Mr. Bob Shaffer, 7285 S. Palmer Rd.
 Ms. Diane Vieth, 7265 Ross Rd.
 Ms. Barb Pierson, 5990 Pisgah Rd.
 Ms. Cleo Keighley, 7370 US 40
 Mr. Zach Souders, 7380 Singer Rd. (Unknown name/address)
 Ms. Beth Houston, 6650 Palmer Rd.
 Ms. Ann Marie Meade, 7950 E. New Carlisle Rd.
 Mr. Andrew Vieth, 6790 Wonder Way
 Ms. Chrissy Pennington, 7777 Singer Rd.
 Mr. John & Ms. Lydia Trussel, 9055 Palmer Rd.
 Ms. Tracy Shelley, 7960 Ross Rd.
 Ms. Michele Pfrogner, 7105 Palmer Rd.

Ms. Wright closed the public comments and asked the Trustees if they had any additional questions.

Mr. Biggs noted that this request is not out of character for the area and actually fits quite well with the approved Comprehensive Land Use Plan.

Ms. Wright said there is a sign-up sheet for residents interested in helping update the Land Use Plan.

Ms. Wright closed the public hearing at approximately 10 minutes prior to the stated meeting (~8:30 p.m.)