



APRIL 13, 2021

PUBLIC HEARING, 6:30 P.M.

Case: ZA-02-21: A request from Michael Gutman, P.O. BOX 910, Piqua, OH 45356, to rezone 14.167 acres presently zoned as A-2, General Agriculture, to R1-AAA. Property is located at the North of Agenbroad and East and West of Dayton-Brandt Road. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#01-059300.

REGULAR BUSINESS MEETING, 7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

A motion to approve the minutes for the March 9, 2021, the March 23, 2021 Regular Meetings and the March 16, 2021 and the April 6, 2021 Workshop Meeting was moved by Trustee Vanhaaren and seconded by Trustee Black.

Vote: Trustee van Haaren YES Trustee Wright YES Trustee Black YES

STAFF REPORTS

ADMINISTRATORS REPORT

There are four resolutions on your agenda tonight.

This first Resolution is for the zoning case heard at the public hearing this evening.

The second is for supplemental amounts to the revenue budget as submitted by the fiscal officer. These amounts were changed at the county level after the Certificate of Estimated resources was approved. Therefore, it takes Trustee action to approve these new amounts.

The last two are resignations from Nick and Brandi Carpenter. They have both had recent job changes and do not have the time to meet the hour requirement of the Fire Department. We wish Nick and Brandi the best.

SHERIFF

None

FIRE

Bethel Township Fire Department

Tipp City, OH

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Incident Type Count per Station for Date Range

Start Date: 03/19/2021 | End Date: 04/09/2021

INCIDENT TYPE	# INCIDENTS
Station: 1 - BETHEL TWP FIRE DEPT.	
111 - Building fire	1
118 - Trash or rubbish fire, contained	1
142 - Brush or brush-and-grass mixture fire	1
143 - Grass fire	1
151 - Outside rubbish, trash or waste fire	1
321 - EMS call, excluding vehicle accident with injury	23
322 - Motor vehicle accident with injuries	4
445 - Arcing, shorted electrical equipment	1
553 - Public service	1
600 - Good intent call, other	2
611 - Dispatched & cancelled en route	5
622 - No incident found on arrival at dispatch address	1
# Incidents for 1 - Bethel Twp Fire Dept.:	42

Bethel Township Fire Department

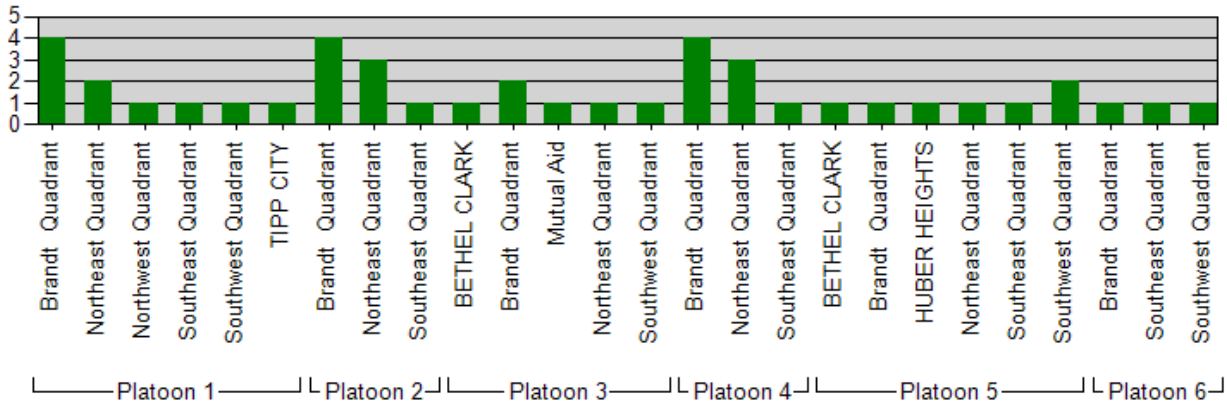
Tipp City, OH

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Incidents per Zone per Shift for Date Range

Start Date: 03/20/2021 | End Date: 04/09/2021



SHIFT	ZONE	# INCIDENTS
Platoon 1	Brandt Quadrant	4
	Northeast Quadrant	2
	Northwest Quadrant	1
	Southeast Quadrant	1
	Southwest Quadrant	1
	TIPP CITY	1
Platoon 2	Brandt Quadrant	4
	Northeast Quadrant	3
	Southeast Quadrant	1
Platoon 3	BETHEL CLARK	1
	Brandt Quadrant	2
	Mutual Aid	1
	Northeast Quadrant	1
	Southwest Quadrant	1
Platoon 4	Brandt Quadrant	4
	Northeast Quadrant	3
	Southeast Quadrant	1
Platoon 5	BETHEL CLARK	1
	Brandt Quadrant	1
	HUBER HEIGHTS	1
	Northeast Quadrant	1
	Southeast Quadrant	1
	Southwest Quadrant	2
Platoon 6	Brandt Quadrant	1
	Southeast Quadrant	1
	Southwest Quadrant	1
TOTAL:		42

ZONING

TRUSTEE MEETING – April 13, 2021 Planning & Zoning Report

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

- ZC-15-21 7630 SR 571 Accessory Building/Garage
- ZC-16-21 9410 Shroyer Dr Accessory Building/Garage
- ZC-17-21 6109 Ross Rd Pool

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

V-04-21 9292 SR 201 **Case: V-04-21:** A request from Jason Wilson, 5575 Ross RD, Tipp City OH 45371, seeking variances to accommodate existing building front setback of 16.2’ and future expansion on the South side of 7.4’ setback of the structure. Also seeking a parking variance reducing the parking spaces to 8 from the required 30 (a variance of 22 parking spots). Property is currently zoned I-1. Property must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#01-014400.

Since the last Zoning Commission (ZC) meeting, following zoning amendment applications are in process
NONE

YEAR TO DATE (2021):

Certificates issued in 2021: 17

Declarations received in 2021: 1

Variances requested in 2021: 5

Variances approved in 2021: 3

Conditional Use requested in 2021: 1

Conditional Use approved in 2021: 1

Zoning Amendments requested in 2021: 3

Zoning Amendments approved in 2021: 1

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

The next scheduled meeting is May 18, 2021 at 7:00 p.m.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The BZA has 1 case will meet at the Township Building April 23,2021 at 630PM.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

No meeting this month

2021 ZONING ENFORCEMENT (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

Total Cleared: 0

PUBLIC COMMENTS FOR ITEMS ON AGENDA

NONE

ACTION ITEMS

RESOLUTION #21-04-027

A RESOLUTION TO APPROVE RE-ZONING CASE: ZA-02-21: A REQUEST FROM MICHAEL GUTMAN, P.O. BOX 910, PIQUA, OH 45356, TO REZONE 14.167 ACRES PRESENTLY ZONED AS A-2, GENERAL AGRICULTURE, TO R1-AAA. PROPERTY IS LOCATED AT THE NORTH OF AGENBROAD AND EAST AND WEST OF DAYTON-BRANDT ROAD. ALL LOTS MUST MEET OR EXCEED TOWNSHIP AND COUNTY STANDARDS ESTABLISHED IN BETHEL TOWNSHIP ZONING RESOLUTION. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID#01-059300.

TRUSTEE VANHAAREN MOVED TO UPHOLD THE ZONING COMMISION’S RESOLUTION OF DENIAL AND THEREFORE DENYING THE RESOLUTION, SECONDED BY TRUSTEE BLACK

Vote: Trustee van Haaren YES Trustee Black YES Trustee Wright YES

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #21-04-027 DENIED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 13TH DAY OF APRIL 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

RESOLUTION #21-04-028

A RESOLUTION TO APPROVE SUPPLEMENTAL AMOUNTS TO THE REVENUE BUDGET AS PRESENTED BY THE FISCAL OFFICER.

WHEREAS, THE FISCAL OFFICER OF BETHEL TOWNSHIP HAS PRESENTED THE AMENDED OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES FOR THE CALENDAR YEAR 2021, AND

WHEREAS, THE BOARD OF TRUSTEES MUST APPROVE ANY SUPPLEMENTAL AMOUNTS TO THE REVENUE BUDGET, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY, TO ACCEPT THESE SUPPLEMENTAL AMOUNTS TO THE REVENUE BUDGET TO SHOW THE FOLLOWING:

General Fund:1000

1000-101-0000	\$300.21
1000-101-0009	\$2,057.06
1000-101-0038	\$5,077.05

1000-101-0040	\$41.66
1000-101-8002	-\$2.04
1000-102-7500	-\$1793.96
1000-532-0000	\$3595.59

Road and Bridge: 2031

2031-101-0000	\$1,019.84
2031-102-7500	-\$5.85
2031-535-8002	-\$9.34

Police Fund: 2191

2191-101-0000	\$1,203.02
2191-102-7500	-\$8.35
2191-535-8002	\$10.18

Fire Fund: 2192

2192-101-0000	\$8,346.41
2192-102-7500	-\$40.91
2192-535-8002	-\$697.92

Fire Fund: 2194

2194-101-0000	\$2,009.95
2194-102-7500	-\$12.52
2194-535-8002	\$19.90

Cemetery Bequest Funds: 4951,4952,4953,4954

4951-701-0000	\$0.51
5952-701-0000	\$0.15
4953-701-0000	-\$0.26
4954-701-0000	-\$0.40

Motion by Trustee BLACK

Motion Seconded by Trustee VANHAAREN

Vote: Trustee van Haaren YES Trustee Wright YES Trustee Black YES

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION # 21-04-028 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP MIAMI COUNTY HELD ON THE 13TH DAY OF APRIL 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

Deborah Watson

RESOLUTION #21-04-029

**A RESOLUTION TO ACCEPT THE RESIGNATION OF LT. NICK CARPENTER FROM THE
BETHEL TOWNSHIP FIRE DEPARTMENT**

WHEREAS, LT. CARPENTER HAS SUBMITTED HIS LETTER OF RESIGNATION DUE TO LACK OF AVAILABILITY TO BETHEL TOWNSHIP, THEREFORE,

BE IT RESOLVED THE BETHEL TOWNSHIP BOARD OF TRUSTEES ACCEPT THE RESIGNATION OF LT. CARPENTER FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

Motion by Trustee **VANHAAREN**

Motion Seconded by Trustee **BLACK**

Vote: Trustee van Haaren **YES** Trustee Wright **YES** Trustee Black **YES**

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #21-04-029 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 13TH DAY OF APRIL 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

RESOLUTION #21-04-030

**A RESOLUTION TO ACCEPT THE RESIGNATION OF BRANDI CARPENTER FROM THE
BETHEL TOWNSHIP FIRE DEPARTMENT**

WHEREAS, BRANDI CARPENTER HAS SUBMITTED HER LETTER OF RESIGNATION DUE TO LACK OF AVAILABILITY TO BETHEL TOWNSHIP, THEREFORE,

BE IT RESOLVED THE BETHEL TOWNSHIP BOARD OF TRUSTEES ACCEPT THE RESIGNATION OF BRANDI CARPENTER FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

Motion by Trustee **BLACK**

Motion Seconded by Trustee **VANHAAREN**

Vote: Trustee van Haaren **YES** Trustee Wright **YES** Trustee Black **YES**

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #21-04-030 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 13TH DAY OF APRIL 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

ANNOUNCEMENTS

April 20 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
April 22 BZA Meeting 6:30PM/ Zoning Commission Meeting 7:30PM
April 27 Regular Board of Trustee Meeting, Township Meeting Room, 7:00PM
May 4 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
May 11 Regular Board of Trustee Meeting, Township Meeting Room, 7:00PM

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 21-04-031
A RESOLUTION TO RECORD WARRANTS 52615-52616
AND ELECTRONIC PAYMENTS 203-287**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE WARRANT 52713-52771 ELECTRONIC PAYMENTS FROM NO.203-287 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

Motion by Trustee VANHAAREN

Motion Seconded by Trustee BLACK

Vote: Trustee van Haaren YES Trustee Wright YES Trustee Black YES

Meeting Adjourned 7:55pm

Carolyn Wright, Chair

Donald Black, Trustee

Beth Vanhaaren, Trustee

Deborah Watson, Fiscal Officer