



**FEBRUARY 9, 2021**

**PUBLIC HEARING, 6:30 P.M.**

Case: ZA-01-21: A request from Trevor Bean, 5263 Summerset Dr., Tipp City OH 45371, to rezone 51.45 acres presently zoned as A-2, General Agriculture, to A-1 Domestic Agriculture. Property is located at the southeast corner of US 40 and Palmer Rd. 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#01-021100.

Minutes from the hearing are attached.

**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 January 26, 2021, Regular Meeting and the February 2, 2021 Workshop Meeting by Trustee Black, seconded by Trustee Vanhaaren.

## **STAFF REPORTS**

### **ADMINISTRATOR**

- 1: There is one resolution on your agenda tonight. This is for the Zoning Case that was heard in public hearing this evening.**
- 2: The survey results are in the process of being compiled. There were a total of 239 mail in results and 39 online results for a total of 278 responses. Eighteen people were interested in serving on a task force.**
- 3: Road crews have been out keeping the roads clean. One thing to remember is that the cold temps limit the ability of salt to work effectively.**

### **SHERIFF**

None

**FIRE**

**Bethel Township Fire Department**

Tipp City, OH

This report was generated on 2/9/2021 10:18:14 AM



**Incident Type Count per Station for Date Range**

Start Date: 01/23/2021 | End Date: 02/05/2021

INCIDENT TYPE	# INCIDENTS
<b>Station: 1 - BETHEL TWP FIRE DEPT.</b>	
111 - Building fire	3
142 - Brush or brush-and-grass mixture fire	1
321 - EMS call, excluding vehicle accident with injury	13
322 - Motor vehicle accident with injuries	1
324 - Motor vehicle accident with no injuries.	1
745 - Alarm system activation, no fire - unintentional	1
<b># Incidents for 1 - Bethel Twp Fire Dept.:</b>	<b>20</b>

**Bethel Township Fire Department**

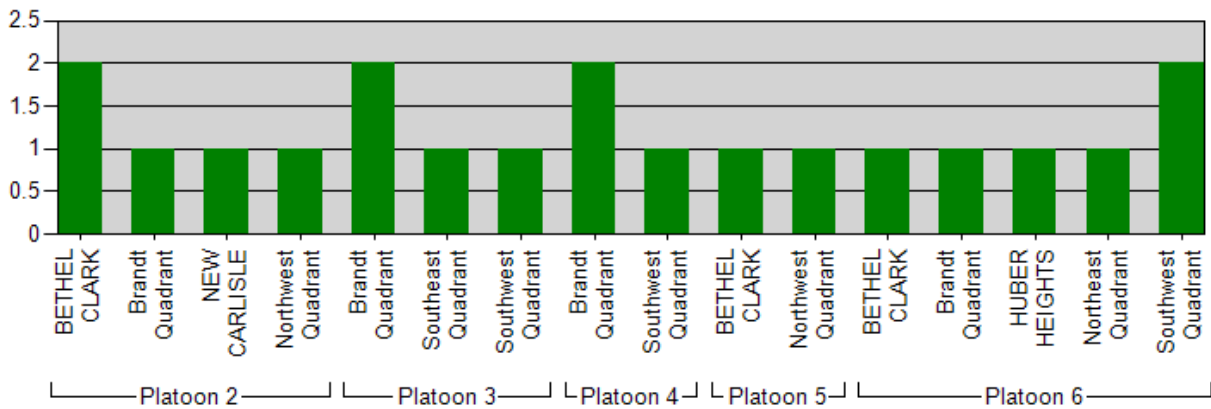
Tipp City, OH

This report was generated on 2/9/2021 10:16:36 AM



**Incidents per Zone per Shift for Date Range**

Start Date: 01/23/2021 | End Date: 02/05/2021



SHIFT	ZONE	# INCIDENTS
Platoon 2	BETHEL CLARK	2
	Brandt Quadrant	1
	NEW CARLISLE	1
	Northwest Quadrant	1
Platoon 3	Brandt Quadrant	2
	Southeast Quadrant	1
	Southwest Quadrant	1
Platoon 4	Brandt Quadrant	2
	Southwest Quadrant	1
Platoon 5	BETHEL CLARK	1
	Northwest Quadrant	1
Platoon 6	BETHEL CLARK	1
	Brandt Quadrant	1
	HUBER HEIGHTS	1
	Northeast Quadrant	1
	Southwest Quadrant	2

## **ZONING**

Since the last Trustee meeting, the following zoning certificate applications have been received  
ZC-05-21 / 4545 S DAYTON BRANDT RD / ACC BUILDING/ ADDITION ONTO GARAGE  
ZC-06-21 / 5445 RUDY RD / ACCESSORY BUILDING/ ROOF ON DECK

Since the last Board of Zoning Appeals (BZA) meeting, the following application is in process  
V-02-21 / BUILDING TO EXCEED 10' SETBACK BY 5'  
V-03-21 / 7630 E SR 571 / GARAGE IN FRONT OF RESIDENCE

Since the last Zoning Commission (ZC) meeting, following zoning amendment applications are in process  
ZA- 02-21 AGENBROAD/DAYTON BRANDT/14.167 ACRES A-2 TO RI-AAA

### **YEAR TO DATE (2020):**

Certificates issued in 2021: 6

Declarations received in 2021: 0

Variances requested in 2021: 3

Variances approved in 2021: 0

Conditional Use requested in 2021: 1

Conditional Use approved in 2021: 0

Zoning Amendments requested in 2021: 2

Zoning Amendments approved in 2021: 1

Zoning Text Amendments 2021: 0

## **BOARDS & COMMISSIONS**

### **MIAMI COUNTY PLANNING COMMISSION:**

The next scheduled meeting is February 9, 2021, at 7:00 p.m. The Township will have the above cases.

### **BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):**

The BZA will meet February 25, 2021, at 6:30 p.m.

### **BETHEL TOWNSHIP ZONING COMMISSION (ZC):**

The ZC will meet February 25, 2021, at 7:30 p.m.

### **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 #21-02-017**

**A RESOLUTION TO APPROVE CASE: ZA-01-21: A REQUEST FROM TREVOR BEAN, 5263 SUMMERSET DR., TIPP CITY OH 45371, TO REZONE 51.45 ACRES PRESENTLY ZONED AS A-2, GENERAL AGRICULTURE, TO A-1 DOMESTIC AGRICULTURE. PROPERTY IS LOCATED AT THE SOUTHEAST CORNER OF US 40 AND PALMER RD. 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#01-021100.**

**CERTIFICATE OF RECORDING OFFICER**

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #21-02-017 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 9TH DAY OF FEBRUARY, 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

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

:

**THE ABOVE MOTION WAS TABLED UNTIL THE NEXT REGULAR BUSINESS MEETING ON FEBRUARY 23, 2021 MOVED BY MRS. VANHAAREN AND SECONDED BY MR. BLACK AND THE VOTE BEING TAKEN AS:**

<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. BLACK</b>	<b>YES</b>
<b>MRS. WRIGHT</b>	<b>YES</b>

**ANNOUNCEMENTS**

- February 15 Township Offices CLOSED due the President’s Day Holiday
- February 16 Trustee Workshop Meeting, Township Meeting Room, 8:00AM\*
- February 23 Regular Board of Trustee Meeting, Township Meeting Room, 7:00PM
- February 25 BZA Meeting 6:30PM/ Zoning Commission Meeting 7:30PM
- March 2 Trustee Workshop Meeting, Township Meeting Room, 8:00AM\*
- March 9 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 21-02-018  
A RESOLUTION TO RECORD WARRANTS 52617-52657  
AND ELECTRONIC PAYMENTS 76-111**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE WARRANT 52617-52657 ELECTRONIC PAYMENTS FROM NO.76-111 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

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

**MRS. VANHAAREN        YES  
MR. BLACK                YES  
MRS. WRIGHT            YES**

**PAYMENTS**

<b>Number</b>	<b>Post Date</b>	<b>Payee</b>	<b>Total Warrant Amount</b>
76-2021	2/1/21	DONALD R BLACK	\$818.40
77-2021	2/1/21	HELEN E VANHAAREN	\$1,233.04
78-2021	2/1/21	DEBORAH A WATSON	\$1,397.00
79-2021	2/1/21	CAROLYN WRIGHT	\$1,106.02
81-2021	2/5/21	BEN ALLEN	\$247.31
82-2021	2/5/21	MICHAEL ARNOLD JR	\$396.84
83-2021	2/5/21	CYRUS N BROYLES	\$839.13
84-2021	2/5/21	BENJAMIN M CAHILL	\$571.81
85-2021	2/5/21	BRANDEN L CARPENTER	\$117.09
86-2021	2/5/21	NICHOLAS R CARPENTER	\$282.54
87-2021	2/5/21	JACOB DANIEL CLINE	\$1,019.13
88-2021	2/5/21	ALLAN DAVIS	\$1,109.11
89-2021	2/5/21	JAMES ANDREW EHRHART	\$1,840.44
90-2021	2/5/21	NICHOLAS M HALTER	\$267.70
91-2021	2/5/21	VICTORIA BARBARA LAVEY	\$138.52
92-2021	2/5/21	WILLIAM P MANNHEIM	\$746.25
93-2021	2/5/21	ZACHARY SCOTT MCCARROLL	\$532.49
94-2021	2/5/21	BRIAN D MCKELLAR	\$823.10
95-2021	2/5/21	JAROD M REILLY	\$136.92
96-2021	2/5/21	MARCUS A ROLL	\$630.93
97-2021	2/5/21	JOSHUA SCHIEBREL	\$621.13
98-2021	2/5/21	CHRISTOPHER M SCOTT	\$1,088.49
99-2021	2/5/21	JAMES R SEBASTIAN	\$139.04
100-2021	2/5/21	ALEXANDER SEGRETTO	\$744.57
101-2021	2/5/21	ROBERT STEVENSON	\$281.43

102-2021	2/5/21	TIFFANY ROSE STINSON	\$691.06
103-2021	2/5/21	LARRY RAY TRUSTY	\$1,008.49
104-2021	2/5/21	DEBORAH A WATSON	\$290.07
105-2021	2/5/21	TERRENCE W. WELDON JR.	\$1,092.28
106-2021	2/5/21	CONNOR WHELAN	\$1,041.68
107-2021	2/5/21	MARK A WYSONG	\$940.55
108-2021	2/5/21	ROBERT JAY YOCUM	\$1,089.55
109-2021	2/5/21	JAY T. ZIMMERMAN	\$233.30
111-2021	2/5/21	MICHAEL ARNOLD JR	\$1,038.96
52617	1/29/21	BUTLER TECH	\$3,900.00
52618	1/29/21	Skipped Warrants 52618 to 52618 Series 1	\$0.00
52619	1/29/21	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$246.93
52620	2/2/21	MEDICOUNT MANAGEMENT, INC	\$1,139.46
52621	2/2/21	CINTAS CORPORATION	\$271.31
52622	2/2/21	WASTE MANAGEMENT OF OHIO INC	\$963.56
52623	2/2/21	DUNCAN OIL CO	\$541.97
52624	2/2/21	JT DEVELOPMENT CONSULTING LLC	\$525.00
52625	2/2/21	AUTOZONE,INC	\$142.42
52626	2/2/21	FINLEY FIRE EQUIPMENT CO.,INC.	\$610.44
52627	2/2/21	US BANK	\$481.93
52628	2/2/21	TIME WARNER	\$85.54
52629	2/2/21	STAPLES CREDIT PLAN	\$77.93
52630	2/2/21	MIAMI COUNTY TRANSFER STATION	\$34.66
52631	2/2/21	AIRGAS	\$358.17
52632	2/2/21	ACCENT BUSINESS COMMUNICATIONS	\$447.50
52633	2/2/21	SUNRISE COOPERATIVE	\$1,861.07
52634	2/2/21	VERIZON	\$14.08
52635	2/2/21	AQUA FALLS BOTTLED WATER	\$45.15
52636	2/2/21	MIAMI COUNTY ENGINEER	\$616.12
52637	2/2/21	POSTER COMPLIANCE CENTER	\$85.54
52638	2/2/21	FIRST NET	\$341.03
52639	2/2/21	AT&T	\$82.67
52640	2/2/21	KIRKWOOD HEATING	\$304.50
52641	2/2/21	WESTENDORF PRINTING	\$658.00
52642	2/2/21	MIAMI COUNTY COUNCIL	\$30.00
52643	2/2/21	DAYTON POWER & LIGHT CO	\$869.19
52644	2/2/21	LOWES BUSINESS ACCOUNT	\$2,249.61
52645	2/2/21	SAMS CLUB	\$499.85
52646	2/2/21	CASH	\$156.00
52647	2/2/21	UNITED HEALTH CARE-INSURANCE COMPANY	\$172.13
52648	2/2/21	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$250.75
52649	2/2/21	STAPLES ADVANTAGE	\$639.69
52650	2/3/21	UNITY NATIONAL BANK/CARD	\$1,950.66

<b>MEMBER SERVICES</b>				
<b>52651</b>		<b>2/3/21</b>	<b>MIAMI VALLEY REG PLANNING COMMISSION</b>	<b>\$2,227.78</b>
<b>52652</b>		<b>2/3/21</b>	<b>AUTOZONE,INC</b>	<b>\$104.96</b>
<b>52653</b>		<b>2/3/21</b>	<b>STRYKER SALES CORPORATION</b>	<b>\$1,976.20</b>
<b>52654</b>		<b>2/3/21</b>	<b>BOWLING GREEN STATE UNIVERSITY</b>	<b>\$475.00</b>
<b>52655</b>		<b>2/3/21</b>	<b>TIPPECANOE GAZETTE</b>	<b>\$52.00</b>
<b>52656</b>		<b>2/3/21</b>	<b>HILLSIDE MAINTENANCE SUPPLY</b>	<b>\$200.92</b>
<b>52657</b>		<b>2/3/21</b>	<b>OHIO TOWNSHIP ASSOCIATION</b>	<b>\$200.00</b>

## RECEIPTS

<b>Post Date</b>	<b>Receipt Number</b>	<b>Source</b>	<b>Total Receipt</b>	<b>Purpose</b>
1/6/21	1-2021	ANRO BUILDERS	\$100.00	ZONING PERMIT
1/6/21	2-2021	SPRUDE	\$100.00	ZONING PERMIT
1/6/21	3-2021	CRUMELY	\$200.00	ZONING PERMIT
1/8/21	4-2021	RUDY FIREFIGHTERS CHARITABLE DONATION	\$300.00	ZONING FEE
1/8/21	5-2021	US BANK	\$71.12	SETTLEMENT
1/8/21	6-2021	MIAMI COUNTY MUNICIPAL COURT	\$260.00	TRAFFIC FINES
1/26/21	7-2021	ALLEN	\$100.00	ZONING FEE
1/26/21	8-2021	BOWMAN CONSTRUCTION	\$300.00	ZONING FEE
1/26/21	9-2021	TRESSLER	\$300.00	ZONING FEE
1/26/21	10-2021	WEAVER	\$100.00	ZONING FEE
2/1/21	11-2021	ZODZ BROS CONSTRUCTION	\$100.00	ZONING FEE
2/1/21	12-2021	FRINGE AND BALIFF	\$550.00	BURIAL OPEN AND CLOSE
2/1/21	13-2021	NEWCOMER	\$550.00	
2/1/21	14-2021	OHIO BELL	\$76.38	FRANCHISE FEE
2/1/21	15-2021	MEDICOUNT	\$535.24	MEDIC RUNS
2/9/21	16-2021	MIAMI COUNTY MUNICIPAL COURT	\$275.00	TRAFFIC FINES
2/9/21	17-2021	GUDORF	\$100.00	ZONING FEE

Meeting Adjourned 7:50pm

\_\_\_\_\_  
Carolyn Wright, Chair

\_\_\_\_\_  
Donald Black, Trustee

\_\_\_\_\_  
Beth Vanhaaren, Trustee

\_\_\_\_\_  
Deborah Watson, Fiscal Officer