



JUNE 22, 2021

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 June 8, 2021 Regular Meeting Minutes and the June 15, 2021 Workshop Meeting Minutes was moved by Trustee Vanhaaren and Black and seconded by Trustee Black.

Vote: Trustee Vanhaaren YES Trustee Black YES Trustee Wright YES

STAFF REPORTS

SHERIFF

None

FIRE

<p>Bethel Township Fire Department</p> <p><i>Tipp City, OH</i></p> <p>This report was generated on 6/22/2021 11:10:22 AM</p>	
---	---

Incident Type Count per Station for Date Range

Start Date: 06/05/2021 | End Date: 06/18/2021

INCIDENT TYPE	# INCIDENTS
Station: 1 - BETHEL TWP FIRE DEPT.	
321 - EMS call, excluding vehicle accident with injury	18
611 - Dispatched & cancelled en route	2
622 - No incident found on arrival at dispatch address	1
745 - Alarm system activation, no fire - unintentional	1
# Incidents for 1 - Bethel Twp Fire Dept.:	22

Bethel Township Fire Department

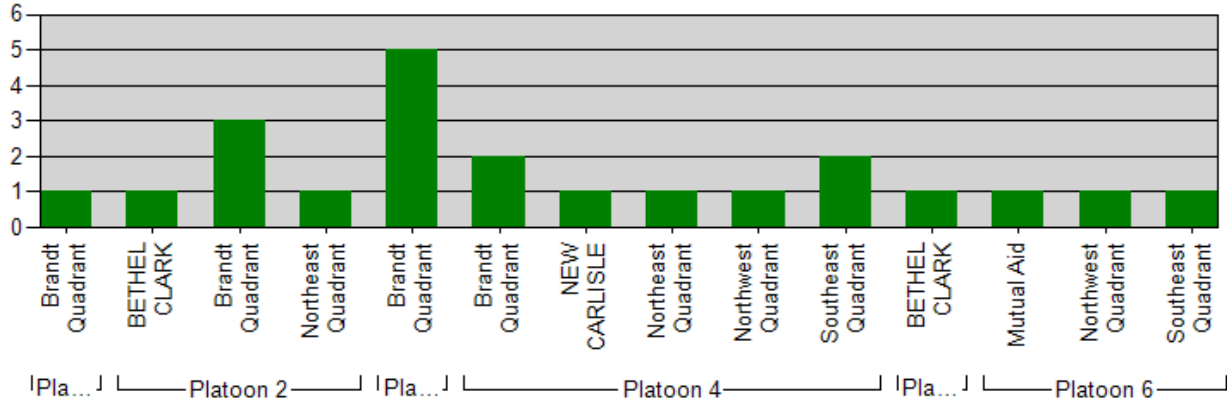
Tipp City, OH

This report was generated on 6/22/2021 11:11:28 AM



Incidents per Zone per Shift for Date Range

Start Date: 06/05/2021 | End Date: 06/18/2021



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

TOTAL: 22

ZONING

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

ZC-25-21	6057 SR 202	New Construction/Single Family
ZC-26-21	4160 Lisa Dr	Pole Barn
ZC-27-21	6334 Dayton Brandt Rd	Shed
ZC-28-21	5075 US RT 40	Pool

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

The following cases have been added to this months meeting to meet The Zoning Commissions Approval Conditions

Case: V-09-21: A request from Anthony Fraley, 7525 Ross Rd New Carlisle, Ohio 45344, for a variance for location of their shed. Due to layout of property, the shed was placed in front of the residence. **Section 30.05 Accessory Building Structure, Sect. B of Bethel Township Zoning Resolution Article 30** states *In any residential zone, no garage or other accessory building shall be erected within the front yard.* Miami County Parcel #A01-054800

Case V-10-21: A request from Dwayne Bean, 4390 E. Dinsmore Dr. Tipp City, Ohio 45371, for a variance for a Pole Barn, 80 sf larger than allowed 1400 sf for accessory building. **Section 30.05 Accessory Building Structure, Sect. G. Maximum Gross Floor Area, Setback and Number Permitted for Accessory Buildings** under **Bethel Township Zoning Resolution Article 30.** Miami County Parcel #A01-084008.

Case V-11-21: A request from Thomas Tressler 7630 SR 571, Tipp City, Oh 45371 for a variance allowing an accessory building 2,000 sf larger than allowed under Bethel Township Zoning Resolution . **Section 30.05 Accessory Building Structure, Sect. G. Maximum Gross Floor Area, Setback and Number Permitted for Accessory Buildings** under **Bethel Township Zoning Resolution Article 30.** Miami County Parcel ID# A01-060230

Case: V-12-21: A request for a Variance from Laura Cremeans 9285 SR 202 Tipp City OH 45371, for road frontage of 167' (**Article 7 Section 7.05 Lot Development Standards in the Bethel Township Zoning Resolution states 200' minimum**) and also a variance for the location of a pre-existing garage on the property that is aprox 5' from side setback (**required 10' under Bethel Township Zoning Resolution Section 30.05 Accessory Buildings and Structures, 5-A**). Property use is for Disaster relief administration and warehousing. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution.

Case: V-13-21: A request from Jason McCoy PO BOX 147 of Tipp City, Ohio 45371. Requesting Variance for road frontage (current 125', required 200' under **Bethel Zoning Resolution Section 12.05 Lot Development Standards**) and also a variance on lot size (current .72 acres required 2 acre minimum, (same Zoning Section as previous variance) property located at 4150 Gibson Dr, Tipp City, Ohio 45371. 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#A01-085385.

Since the last Zoning Commission (ZC) meeting, following zoning amendment applications are in process

Case: ZA-05-21: A request from Joe Roller, 2288 Grange Hall Rd Beaver creek, Oh 45431 to rezone 17 acres presently zoned as A-2, General Agriculture, to I-1 Light Industrial. Property is located at 4290 Gibson 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.

YEAR TO DATE (2021):

Certificates issued in 2021: 25

Declarations received in 2021: 1

Variations requested in 2021: 13

Variations approved in 2021: 7

Conditional Use requested in 2021: 1

Conditional Use approved in 2021: 1

Zoning Amendments requested in 2021: 3

Zoning Amendments approved in 2021: 3

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

The next scheduled meeting is July 20, 2021 at 7:00 p.m.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The BZA will meet at the Township Building June 24th , 2021 at 630PM.

BETHEL TOWNSHIP ZONING COMMISSION (ZC)

The Zoning Commission has 1 case at this time and will meet on June 24th , 2021 at 730PM

2021 ZONING ENFORCEMENT (YTD):

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

Total: 3

Total Cleared: 3

ADMINISTRATORS REPORT

There are four resolutions on your agenda tonight.

The first is for emergency repairs for Engine 6. The alternator and bracket had broken. A new alternator and bracket was ordered and the repairs have been completed. The overall cost of the repair was \$5,708.86.

The second Resolution is for the consulting agreement JT Development Consulting for assistance in updating the land use plan. The first step is the series of meeting coming up in August.

The last two resolutions are for resignations from the Fire Department. Jarod Riley has too many commitments with his full time job at Washington Township and Zach McCarroll is pursuing a career in the nursing field.

1: Still waiting to hear on the new dump truck.

2: We will be sending our Brush Truck to assist with fireworks in Tipp City and Huber Heights.

PUBLIC COMMENTS FOR ITEMS ON THE AGNEDA

Resident Natalie Donahue asked the Trustees “What will you receive as a package from JT Consulting?”

1. Moderator of Meetings, Facilitate community engagement meetings with interested citizens of the Township.
2. Conduct a Strengths, Weaknesses, Opportunities and Threats (SWOT) assessment with input from the citizen meetings, Township Officials and community stakeholders. Provide an analysis of the results of the SWOT assessment to the Trustees for further action.

3. Prepare a trend analysis and associated mapping and visual depictions of the actual development of the Township, both in the annexed areas of the Township and the balance of the Township.
4. Based upon the SWOT analysis, and trend analysis, prepare a set of alternatives for addition or amendment to the current adopted Bethel Township Land Use Plan.

Mrs. Donahue then asked if 150 hrs. were enough?
 Administrator Ehrhart answered, hopefully. Consultant may not have to be at every meeting.

Mrs. Donahue then asked if Anyone has worked with this Company before?
 Trustee Vanhaaren explained he is a single individual. He was the former Montgomery County Administrator and came highly recommended by the County.

Resident Julie Reese asked:

Where will meetings be held?

1. Township Meeting Room
2. Bethel Local School
3. Brandt United Methodist Church

Can you only go to one Meeting?

Yes. Trustee Vanhaaren explained that we want everyone to have a chance to speak and they are limited to 30 people.

Can you record the meetings?

The Trustees said that was a very good idea and that they would.

ACTION ITEMS

RESOLUTION #21-06-042

A RESOLUTION AUTHORIZING THE EMERGENCY REPAIRS OF BETHEL FIRE ENGINE 4 IN THE AMOUNT OF \$5,708.86.

WHEREAS, FIRE ENGINE 6 WAS OUT OF SERVICE DUE TO A MECHANICAL ISSUE, AND

WHEREAS, ATLANTIC EMERGENCY SOLUTIONS WAS CALLED TO DIAGNOSE THE PROBLEM AND FOUND A BROKEN ALTERNATOR AND BRACKET, AND

WHEREAS, THE COST OF THE REPAIRS WAS \$5,492.62 AND WAS AUTHORIZED FOR EMERGENCY REPAIR, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY AUTHORIZE THE COST OF \$5,708.86 TO ATLANTIC EMERGENCY SOLUTIONS, MCCONNELSVILLE, OHIO FOR THE EMERGENCY REPAIRS OF FIRE ENGINE 6.

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 #21-06-042 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 22nd DAY OF JUNE, 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

RESOLUTION #21-06-043

A RESOLUTION AUTHORIZING THE ADMINISTRATOR TO ENTER INTO A CONTRACT WITH JT DEVELOPMENT CONSULTING, LLC. FOR THE PURPOSES OF CREATING A COMPREHENSIVE DEVELOPMENT PLAN FOR BETHEL TOWNSHIP AT AN HOURLY RATE OF \$100/HR NOT TO EXCEED AN OVERALL COST OF \$15,000 .

WHEREAS; the current Bethel Township Land use plan was adopted in 2011 and,

WHEREAS; the Bethel Township Trustees wish to review the land use plan since its adoption approximately 10 years ago and,

WHEREAS, the Bethel Township Board of Trustees believes that the changing economic environment make an update to this document of vital importance and,

WHEREAS, the scope of work proposed JT Development Consulting includes data necessary to update the Township’s Economic Development efforts;

THEREFORE, BE IT RESOLVED, THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY AUTHORIZES THE ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH JT DEVELOPMENT CONSULTING, LLC. FOR THE PURPOSE OF CREATING A COMPREHENSIVE DEVELOPMENT PLAN FOR BETHEL TOWNSHIP IN AN AMOUNT NOT TO EXCEED \$15,000.00 AND INSTRUCTING THE FISCAL OFFICER TO USE FUNDS GENERATED FOR THE 3.8 MIL GENERAL OPERATING LEVY.

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 WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION # 21-06-043 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP MIAMI COUNTY HELD ON THE 22nd DAY OF JUNE, 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

RESOLUTION #21-06-044

A RESOLUTION TO ACCEPT THE RESIGNATION OF ZACHARY MCCARROLL FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

WHEREAS, ZACHARY MCCARROLL 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 ZACHARY MCCARROLL 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 #21-06-044 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 22ND DAY OF JUNE 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

RESOLUTION #21-06-045

A RESOLUTION TO ACCEPT THE RESIGNATION OF JAROD REILLY FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

WHEREAS, JAROD REILLY 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 JAROD REILLY 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 #21-06-045 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 22ND DAY OF JUNE 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

ANNOUNCEMENTS

June 24 BZA Meeting 6:30PM/ Zoning Commission Meeting 7:30PM
June 29 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
July 5 Township Offices CLOSED in observance of Independence Day
July 6 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
July 13 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
July 20 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

Resident Natalie Donahue asked if there were any updates on the properties on US40?
The Trustees said they had not received any more information

**RESOLUTION 21-06-046
A RESOLUTION TO RECORD WARRANTS 52875-52903
AND ELECTRONIC PAYMENTS 460-498**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE WARRANT 52875-52903 ELECTRONIC PAYMENTS FROM NO.460-498 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

Number	Transaction Date	Payee	Total Warrant Amount
460-2021	6/9/21	BEN ALLEN	\$247.88
461-2021	6/9/21	MICHAEL ARNOLD JR	\$397.42
462-2021	6/9/21	CYRUS N BROYLES	\$1,004.67
463-2021	6/9/21	BENJAMIN M CAHILL	\$608.80
464-2021	6/9/21	JACOB DANIEL CLINE	\$933.19
465-2021	6/9/21	ALLAN DAVIS	\$517.22
466-2021	6/9/21	JAMES ANDREW EHRHART	\$528.74
467-2021	6/9/21	NICHOLAS M HALTER	\$396.41
468-2021	6/9/21	VICTORIA BARBARA LAVEY	\$423.52
469-2021	6/9/21	WILLIAM P MANNHEIM	\$693.99
470-2021	6/9/21	ZACHARY SCOTT MCCARROLL	\$138.39
471-2021	6/9/21	BRIAN D MCKELLAR	\$101.46
472-2021	6/9/21	MARCUS A ROLL	\$291.17
473-2021	6/9/21	JOSHUA SCHIEBREL	\$656.15
474-2021	6/9/21	CHRISTOPHER M SCOTT	\$1,091.65
475-2021	6/9/21	JAMES R SEBASTIAN	\$139.04
476-2021	6/9/21	ALEXANDER SEGRETTO	\$1,383.36
477-2021	6/9/21	ROBERT STEVENSON	\$737.54
478-2021	6/9/21	TIFFANY ROSE STINSON	\$658.22
479-2021	6/9/21	CODY TYLER TEEGARDEN	\$262.02
480-2021	6/9/21	LARRY RAY TRUSTY	\$532.43
481-2021	6/9/21	TERRENCE W. WELDON JR.	\$660.89
482-2021	6/9/21	CONNOR WHELAN	\$1,334.56
483-2021	6/9/21	MARK A WYSONG	\$811.50
484-2021	6/9/21	ROBERT JAY YOCUM	\$972.55
485-2021	6/9/21	JAY T. ZIMMERMAN	\$207.68
487-2021	6/9/21	MICHAEL ARNOLD JR	\$1,036.55
488-2021	6/9/21	JAMES ANDREW EHRHART	\$1,419.29
490-2021	6/11/21	TREASURER OF STATE	\$798.00
492-2021	6/14/21	UNITY NATIONAL BANK	\$5,840.65
493-2021	6/14/21	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$5,152.84
495-2021	6/14/21	TREASURER OF STATE OF OHIO	\$1,527.34
496-2021	6/14/21	OHIO CHILD SUPPORT PAYMENT CENTER	\$0.00
497-2021	6/14/21	OHIO CHILD SUPPORT PAYMENT CENTER	\$506.39
498-2021	6/14/21	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$55.00
52875	6/11/21	AIRGAS	\$219.48
52876	6/11/21	SAMS CLUB	\$125.71
52877	6/11/21	ACCENT BUSINESS COMMUNICATIONS	\$450.55
52878	6/11/21	CFS INSPECTIONS	\$168.00

52879	6/11/21	EMERGENCY REPORTING	\$575.00
52880	6/11/21	BEST ONE TIRE & SERVICE	\$134.00
52881	6/11/21	DALMATION FIRE EQUIPMENT	\$3,111.54
52882	6/11/21	BOUND TREE MEDICAL	\$22.41
52883	6/11/21	SANDYS TOWING	\$300.00
52884	6/11/21	AUTOZONE,INC	\$42.97
52885	6/11/21	UNITY NATIONAL BANK/CARD MEMBER SERVICES	\$4,769.70
52886	6/11/21	LOWES BUSINESS ACCOUNT	\$237.30
52887	6/11/21	CINTAS CORPORATION	\$42.89
52888	6/11/21	MIAMI COUNTY TRANSFER STATION	\$5.23
52889	6/11/21	STAPLES ADVANTAGE	\$163.96
52890	6/11/21	MEDICOUNT MANAGEMENT, INC	\$882.79
52891	6/11/21	DUNCAN OIL CO	\$652.59
52892	6/11/21	ATLANTIC EMERGENCY SOLUTIONS. INC	\$720.11
52893	6/11/21	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$277.01
52894	6/11/21	US BANK	\$281.39
52895	6/11/21	WASTE MANAGEMENT OF OHIO INC	\$481.78
52896	6/11/21	MIAMI COUNTY ENGINEER	\$526.28
52897	6/11/21	AQUA FALLS BOTTLED WATER	\$85.10
52898	6/11/21	TIME WARNER	\$85.48
52899	6/11/21	STAPLES CREDIT PLAN	\$120.95
52900	6/11/21	MIAMI COUNTY-SHERIFFS DEPT	\$28,360.50
52901	6/14/21	MICHAEL ARNOLD JR	\$194.09
52902	6/14/21	AFLAC	\$251.46
52903	6/14/21	UNITED HEALTH CARE-INSURANCE COMPANY	\$172.13

RECEIPTS

Transaction Date	Receipt Number	Source	Purpose	Total Receipt
6/29/21	134-2021	BRUNSON	ZONING FEE	\$300.00
6/29/21	135-2021	HARLOW BUILDERS	ZONING FEE	\$200.00
6/29/21	136-2021	CHURCHES OF CHRIST DISASTER RESPONSE TEA	ZONING FEE	\$300.00
6/29/21	137-2021	D.A. BOWMAN CONSTRUCTION	ZONING FEE	\$200.00
6/29/21	138-2021	ANRO BUILDERS LLC	ZONING FEE	\$100.00
6/29/21	139-2021	EVERHART	FOUNDATION FEE	\$50.00
6/29/21	140-2021	MCKELLAR KNICKERBOCKER CONSTRUCTION CO	FIRE HELMET	\$350.00
6/29/21	141-2021	THE ORGANIC TURF CO	ZONING FEE	\$100.00
6/29/21	142-2021	MIAMI COUNTY AUDITOR	ZONING FEE	\$300.00
6/29/21	143-2021	MIAMI COUNTY AUDITOR	LOCAL GOVT	\$3,945.84
6/29/21	144-2021	MIAMI COUNTY AUDITOR	CIGARETTE TAX	\$73.13
6/29/21	145-2021	MIAMI COUNTY AUDITOR	LOCAL GOVT SUPPLEMENT	\$570.09

6/29/21	146-2021	MIAMI COUNTY AUDITOR	GASOLINE EXCISE TAX	\$9,571.57
6/29/21	147-2021	MIAMI COUNTY AUDITOR	CENTS PER GALLON	\$2,494.43

Meeting Adjourned 7:30pm

Carolyn Wright, Chair

Donald Black, Trustee

Beth Vanhaaren, Trustee

Deborah Watson, Fiscal Officer