



**JUNE 8, 2021**

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

**Case: ZA-03-21:** A request from Laura Cremeans 9285 SR 202 Tipp City, OH 45371, to rezone 2 parcels (A01-086221 0.628 acres, and A01-010300 1.88 acres ) presently zoned as R1-AAA, to B-2. Parcels currently used as non-residential. Proposed use for Disaster relief administration and warehousing. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution.

**Case: ZA-04-21:** A request from Jason McCoy PO BOX 147 of Tipp City, Ohio 45371. Requesting property located at 4150 Gibson Dr, Tipp City, Ohio 45371 be re-zoned from A-2 to I-1. 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.

**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 May 25, 2021 Regular Meeting Minutes was moved by Trustee Black and seconded by Trustee Vanhaaren.

**Vote: Trustee Black YES Trustee Vanhaaren YES Trustee Wright YES**

**STAFF REPORTS**

**SHERIFF**

Trustee Vanhaaren asked the deputy if they could check on Ross Road for speeders. Since 571 will be closed into Tipp for 90 days, there has been a lot of traffic and speeding. The Deputy said that he would.

Trustee Black also said that a 4-wheeler had been stolen at his residence on Singer Rd.

# FIRE

## Bethel Township Fire Department

Tipp City, OH

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### Incident Type Count per Station for Date Range

Start Date: 05/22/2021 | End Date: 06/04/2021

INCIDENT TYPE	# INCIDENTS
<b>Station: 1 - BETHEL TWP FIRE DEPT.</b>	
111 - Building fire	1
251 - Excessive heat, scorch burns with no ignition	1
321 - EMS call, excluding vehicle accident with injury	21
322 - Motor vehicle accident with injuries	2
324 - Motor vehicle accident with no injuries.	4
363 - Swift water rescue	1
554 - Assist invalid	1
611 - Dispatched & cancelled en route	1
622 - No incident found on arrival at dispatch address	1
733 - Smoke detector activation due to malfunction	1
<b># Incidents for 1 - Bethel Twp Fire Dept.:</b>	<b>34</b>

# Bethel Township Fire Department

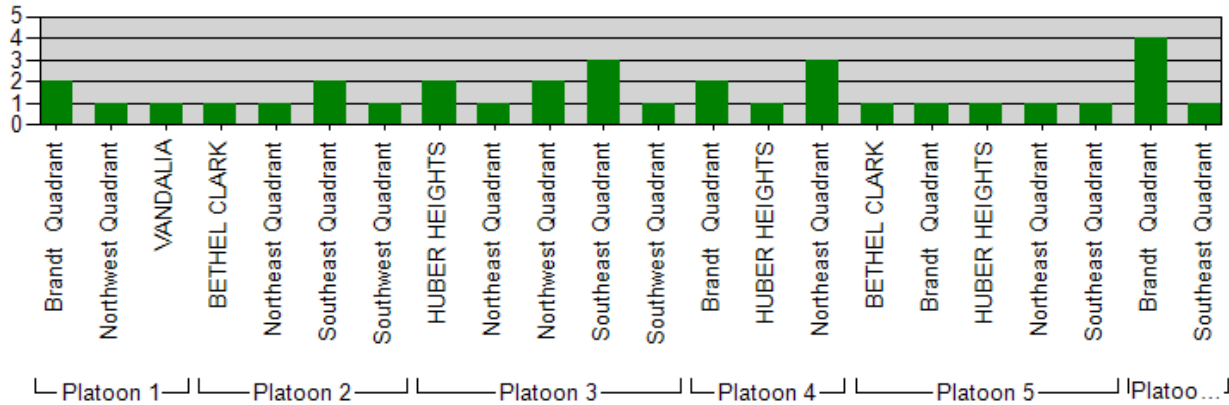
Tipp City, OH

This report was generated on 6/8/2021 3:50:56 PM



## Incidents per Zone per Shift for Date Range

Start Date: 05/22/2021 | End Date: 06/04/2021



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

**TOTAL: 34**

## ZONING

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

ZC-23-21 4285 Scarff Rd Pool

ZC-24-21 6334 Dayton Brandt Rd Accessory Building/Shed

### 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: 9

Variations approved in 2021: 3

Conditional Use requested in 2021: 1

Conditional Use approved in 2021: 1

Zoning Amendments requested in 2021: 5

Zoning Amendments approved in 2021: 1

**BOARDS & COMMISSIONS**

**MIAMI COUNTY PLANNING COMMISSION:**

The next scheduled meeting is June 15, 2021 at 7:00 p.m.

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

The BZA has 5 cases at this time and will meet at the Township Building June 24, 2021 at 630PM.

**BETHEL TOWNSHIP ZONING COMMISSION (ZC)**

The Zoning Commission has 1 case at this time and will meet on June 24<sup>th</sup>, 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 resolutions on your agenda tonight.**

**The first two are for the zoning cases heard in public hearing tonight.**

**The next Resolution is to approve the purchase of a 2020 plow truck from Fyda Freightliner at a cost not to exceed \$128,000. The quoted price is actually \$126,978 but the 128 leaves room for any unforeseen issues. This will replace the 1996 International plow truck which has seen 25 years of service.**

**Lastly, there is a Resolution to appoint Brad Kennedy to the Fire Department.**

**1: The new rescue tools have arrived and have been placed on Engine 4.**

**2: The road crews did a great job with the cemeteries for Memorial Day.**

**3: We hosted lunch for the Teen Leadership Academy today. It was once again a success. Thanks to the Trustees, Fiscal Officer and staff.**

**PUBLIC COMMENTS FOR ITEMS ON THE AGNEDA**

NONE

**ACTION ITEMS**

**RESOLUTION #21-06-037**

**A Resolution to approve Zoning Case: ZA-03-21. A request from Laura Cremeans 9285 SR 202 Tipp City OH 45371, to rezone 2 parcels (A01-086221 0.628 acres, and A01-010300 1.88acres ) presently zoned as R1-AAA, to B-2. Parcels currently used as non-residential. Proposed use for Disaster relief administration and warehousing. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. Subject to the conditions set by the Zoning Commission of: Road frontage of 167' (*Article 7 Section 7.05 Lot Development Standards in the Bethel Township Zoning Resolution states 200' minimum*) and also 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. Applicant was also asked to have both parcels replotted as 1, currently working on replotting through the county. Case will be seen this month by the BZA pending Trustee approval.**

**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 #21-06-037 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 8<sup>TH</sup> DAY OF JUNE 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

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

**RESOLUTION #21-06-038**

**A Resolution to approve Zoning Case: ZA-04-21. A request from Jason McCoy PO BOX 147 of Tipp City, Ohio 45371. Requesting property located at 4150 Gibson Dr, Tipp City, Ohio 45371 be re-zoned from A-2 to I-1. 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. Subject to the conditions set by the Zoning Commission of: Road frontage of 125' (*Bethel Zoning Resolution Section 12.05 Lot Development Standards states 200' minimum*) and also a variance on lot size (current .72 acres required 2 acre minimum, (same Zoning Section as previous variance). Case will be seen this month by the BZA pending Trustee approval.**

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 #21-06-038 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 8<sup>TH</sup> DAY OF JUNE 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

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

**RESOLUTION 21-06-039**

**A Resolution to approve the purchase of a 2020 Freightliner Plow Truck from Fyda Freightliner at a cost not to exceed \$128,000 thru the State Bid process.**

**WHEREAS**, THE TOWNSHIP NEEDS TO REPLACE A 1996 INTERNATIONAL DUMP TRUCK DUE TO REACHING ITS SERVICE TIME, AND

**WHEREAS**, THE TOWNSHIP HAS RESEARCHED SEVERAL MAKES AND MODELS OF TRUCKS, AND

**WHEREAS**, THE TOWNSHIP FEELS THAT THIS TRUCK MEETS THE NEEDS OF BETHEL TOWNSHIP.

**THEREFORE**, THE BETHEL TOWNSHIP TRUSTEES AUTHORIZE THE PURCHASE OF A 2020 FREIGHTLINER M2 106 CONVENTIONAL CHASSIS DUMP TRUCK FROM FYDA FREIGHTLINER, 1250 WALLCUTT ROAD, COLUMBUS OHIO 43228.

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 # 21-06-039 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP

MIAMI COUNTY HELD ON THE 8<sup>TH</sup> DAY OF JUNE, 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

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

**RESOLUTION #21-06-040**

**A RESOLUTION TO APPOINT BRAD KENNEDY TO THE BETHEL TOWNSHIP FIRE DEPARTMENT AUTHORIZED UNDER SECTION 505.381 OF THE OHIO REVISED CODE, UNDER THE AUTHORITY OF SECTION 505.38 OF THE OHIO REVISED CODE**

WHEREAS, BRAD KENNEDY HAS REQUESTED TO BECOME A MEMBER OF THE BETHEL TOWNSHIP FIRE DEPARTMENT, AND

WHEREAS, HIS APPLICATION HAS BEEN RECOMMENDED BY THE FIRE CHIEF OF BETHEL TOWNSHIP, AND

WHEREAS, SECTION 505.38 OF THE OHIO REVISED CODE AUTHORIZES THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY TO ESTABLISH THE CONDITIONS OF MEMBERSHIP OF THE BETHEL TOWNSHIP FIRE DEPARTMENT, THEREFORE,

BE IT RESOLVED THAT BRAD KENNEDY SHALL BE APPOINTED AS A PART TIME FF/EMT OF THE BETHEL TOWNSHIP FIRE DEPARTMENT AUTHORIZED UNDER SECTION 505.381 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 #21-06-040 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 8<sup>TH</sup> DAY OF JUNE, 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

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

Motion by Trustee   **VANHAAREN**  

Motion Seconded by Trustee   **BLACK**  

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



**ANNOUNCEMENTS**

June 15 Trustee Workshop Meeting, Township Meeting Room, 8:00AM\*  
June 22 Regular Board of Trustee Meeting, Township Meeting Room, 7:00PM  
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\*

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

**PUBLIC COMMENTS ON ANY TOPIC**

NONE

**RESOLUTION 21-06-041  
A RESOLUTION TO RECORD WARRANTS 52860-52874  
AND ELECTRONIC PAYMENTS 424-459**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE WARRANT 52860-52874 ELECTRONIC PAYMENTS FROM NO.424-459 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
424-2021	5/25/21	DONALD R BLACK	\$820.02
425-2021	5/25/21	HELEN E VANHAAREN	\$1,235.54
426-2021	5/25/21	DEBORAH A WATSON	\$1,698.62
427-2021	5/25/21	CAROLYN WRIGHT	\$1,108.52
429-2021	5/25/21	MICHAEL ARNOLD JR	\$525.63
430-2021	5/25/21	CYRUS N BROYLES	\$707.82
431-2021	5/25/21	BENJAMIN M CAHILL	\$608.80
432-2021	5/25/21	JACOB DANIEL CLINE	\$1,306.26
433-2021	5/25/21	ALLAN DAVIS	\$989.63
434-2021	5/25/21	JAMES ANDREW EHRHART	\$657.44
435-2021	5/25/21	NICHOLAS M HALTER	\$589.91
436-2021	5/25/21	VICTORIA BARBARA LAVEY	\$281.43
437-2021	5/25/21	WILLIAM P MANNHEIM	\$693.99
438-2021	5/25/21	BRIAN D MCKELLAR	\$678.88

439-2021	5/25/21	JAROD M REILLY	\$125.22
440-2021	5/25/21	MARCUS A ROLL	\$630.93
441-2021	5/25/21	JOSHUA SCHIEBREL	\$421.51
442-2021	5/25/21	CHRISTOPHER M SCOTT	\$629.87
443-2021	5/25/21	JAMES R SEBASTIAN	\$293.31
444-2021	5/25/21	ALEXANDER SEGRETTO	\$718.67
445-2021	5/25/21	ROBERT STEVENSON	\$856.03
446-2021	5/25/21	TIFFANY ROSE STINSON	\$692.21
447-2021	5/25/21	CODY TYLER TEEGARDEN	\$243.91
448-2021	5/25/21	LARRY RAY TRUSTY	\$532.43
449-2021	5/25/21	TERRENCE W. WELDON JR.	\$678.24
450-2021	5/25/21	CONNOR WHELAN	\$1,216.56
451-2021	5/25/21	MARK A WYSONG	\$551.44
452-2021	5/25/21	ROBERT JAY YOCUM	\$926.61
454-2021	5/25/21	MICHAEL ARNOLD JR	\$1,036.55
455-2021	5/25/21	JAMES ANDREW EHRHART	\$1,436.00
457-2021	5/28/21	UNITY NATIONAL BANK	\$6,239.15
458-2021	5/28/21	UNITY NATIONAL BANK	\$4,670.03
459-2021	5/28/21	OHIO CHILD SUPPORT PAYMENT CENTER	\$700.48
491-2021	6/11/21	BUREAU OF WORKERS COMPENSATION	\$851.20
52860	5/26/21	MIAMI COUNTY-SHERIFFS DEPT	\$35.00
52861	5/26/21	DUNCAN OIL CO	\$643.35
52862	5/26/21	STAPLES ADVANTAGE	\$96.04
52863	5/26/21	SAUNDERS SEED	\$104.50
52864	5/26/21	UNITED STATES POSTAL SERVICE	\$245.00
52865	5/26/21	AG PRO COMPANY	\$3,811.49
52866	5/26/21	AT&T	\$66.67
52867	5/26/21	FIRST NET	\$360.17
52868	5/26/21	SUNRISE COOPERATIVE	\$675.48
52869	5/26/21	AIRGAS	\$212.40
52870	5/26/21	AQUA FALLS BOTTLED WATER	\$80.71
52871	5/26/21	CINTAS CORPORATION	\$42.89
52872	5/26/21	MIAMI COUNTY ENGINEER	\$526.00
52873	5/26/21	DAYTON POWER & LIGHT CO	\$500.70
52874	6/1/21	UNITY NATIONAL BANK	\$43,600.00

**RECEIPTS**

Transaction Date	Receipt Number	Source	Purpose	Total Receipt
5/28/21	108-2021	ABBOTT	POOL PERMIT	\$100.00
6/1/21	109-2021	TRESSLER	ZONING FEE	\$300.00
6/1/21	110-2021	WEISS	ZONING FEE	\$100.00
6/1/21	111-2021	MEDICOUNT	MEDIC RUNS CEMETERY	\$1,654.02
6/1/21	112-2021	DODDS MONUMENT CHARTER	FOUNDATION	\$75.00
6/1/21	113-2021	COMUUNICATIONS	FRANCHISE FEE	\$7,202.37

Meeting Adjourned 7:17pm

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

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

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

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