



Public Hearing 6:30 P.M.

Case: ZA-07-21: A request from Lo-Man Rods LLC 8970 SR 201 Tipp City, OH 45371, to rezone parcel A01-048253, a 3.20 acre lot presently zoned half A-2, and the other half I-1. Intention on combining the two halves making it completely I-1.

**November 9, 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 October 26 , 2021 Regular Meeting, and the November 2,2021 Workshop Meeting Minutes was moved by Trustee vanHaaren 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 <i>Tipp City, OH</i> This report was generated on 11/9/2021 3:08:07 PM</p>	
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Incident Type Count per Station for Date Range

Start Date: 10/23/2021 | End Date: 11/05/2021

INCIDENT TYPE	# INCIDENTS
Station: 1 - BETHEL TWP FIRE DEPT.	
111 - Building fire	2
321 - EMS call, excluding vehicle accident with injury	17
322 - Motor vehicle accident with injuries	1
553 - Public service	1
554 - Assist invalid	1
611 - Dispatched & cancelled en route	4

Incidents for 1 - Bethel Twp Fire Dept.: 26

Bethel Township Fire Department

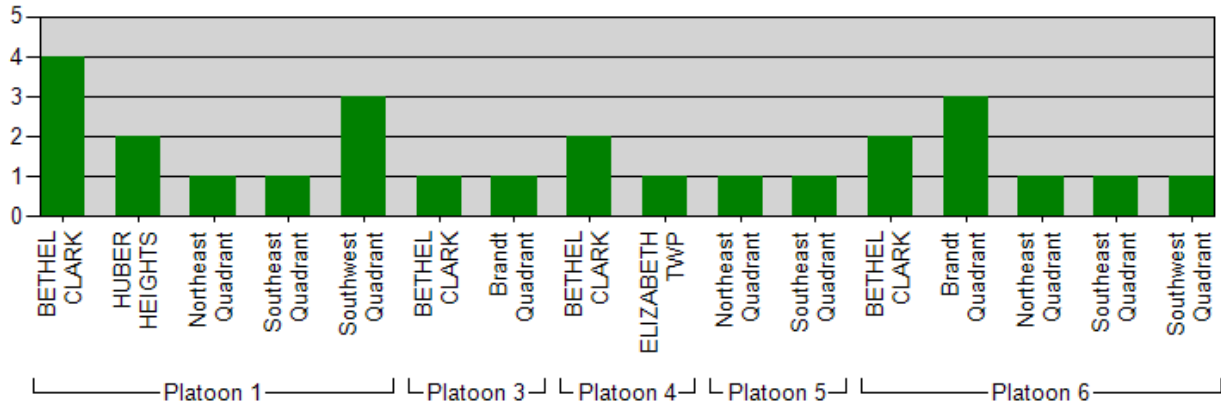
Tipp City, OH

This report was generated on 11/9/2021 3:06:50 PM



Incidents per Zone per Shift for Date Range

Start Date: 10/23/2021 | End Date: 11/05/2021



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

TOTAL: 26

ZONING

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

ZC-54-21 4150 Gibson Dr New Construction
 ZC-55-21 4242 E Ross Temp Residence
 ZC-56-21 4490 US RT 40 Addition

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

V-19-21 9292 SR 201 Side setback variance
 CU-04-21 5574 SR 202 Storage of rec vehicles and construction equipment

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

YEAR TO DATE (2021):

Certificates issued in 2021: 56

Declarations received in 2021: 3

Variances requested in 2021: 19

Variances approved in 2021: 17

Conditional Use requested in 2021: 5

Conditional Use approved in 2021: 4

Zoning Amendments requested in 2021: 7

Zoning Amendments approved in 2021: 6

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

November 16th , 2021 at 7:00PM

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The BZA will meet at the Township Building November 18, 2021 at 630PM.

BETHEL TOWNSHIP ZONING COMMISSION (ZC)

No Cases for November

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

General

There are two resolutions on your agenda tonight.

The first if for the Zoning Case heard in the public hearing earlier this evening.

The second is for the hiring of Cassandra Channell to the Bethel Township Fire Department. Cassandra is returning to work for us and is an additional paramedic.

Other:

Update on the explosive incident today. We assisted the Miami County Sheriff and Dayton Bomb Squad on removal from explosives from a house on West Charleston Road. A small old fire safe containing 4 sticks of dynamite in a decaying state was safely removed and detonated in the farm field across the street. No one was hurt and the only property damage was a hole in the farm field.

Road Crews are preparing for winter operations.

Fire has there last quarterly training on Friday, Saturday, and Sunday this week.

PUBLIC COMMENTS FOR ITEMS ON THE AGNEDA

Resident Natalie Donahue asked about the Executive session. Administrator Ehrhart said that Fiscal Officer Watson would be discussing salaries of the staff.

ACTION ITEMS

RESOLUTION #21-11-081

A RESOLUTION TO APPROVE RE-ZONING CASE: ZA-07-21: A request from Lo-Man Rods LLC 8970 SR 201 Tipp City, OH 45371, to rezone parcel A01-048253, a 3.20 acre lot presently zoned half A-2, and the other half I-1. Intention on combining the two halves making it completely I-1. Zoning request is not out of character for this area. This case was heard by the Miami County Planning Commission on October 19, 2021 and voted unanimously for recommended approval. Bethel Township Zoning Commission recommended approval on October 28, 2021.

Motion by Trustee Black_____

Motion Seconded by Trustee Vanhaaren_____

Vote: Trustee Black	<u>Yes</u>
Trustee Vanhaaren	<u>Yes</u>
Trustee Wright	<u>Yes</u>

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION # 21-10-077 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP MIAMI COUNTY HELD ON THE 12TH DAY OF OCTOBER, 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

DEBORAH WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

RESOLUTION #21-11-082

A RESOLUTION TO APPOINT CASSANDRA CHANNELL 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, CASSANDRA CHANNELL 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 CASSANDRA CHANNELL 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.

Motion by Trustee Vanhaaren

Motion Seconded by Trustee Black

Vote: Trustee Vanhaaren	<u>Yes</u>
Trustee Black	<u>Yes</u>
Trustee Wright	<u>Yes</u>

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DEBORAH WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

ANNOUNCEMENTS

- November 16 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
- November 18 BZA Meeting 6:30PM/Zoning Commission 7PM
- November 23 Trustee Regular Meeting, Township Meeting Room, 7:00PM
- November 25 & 26 Township Offices Closed for Thanksgiving Holiday
- November 30 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*

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

PUBLIC COMMENTS ON ANY TOPIC

Resident Michelle Phrogner asked if there were any updates on the Bethelville drainage.

Administrator Ehrhart said that the they had met with Dan Baker and they were looking to separate into phases. Project could exceed over a million dollars and could take up to 2 years. The Township can only pitch in 25% of the project by law. County has done a lot of preliminary work to define areas and possible costs.

Resident Julie Reese asked how far does the project go.

Administrator Ehrhart said.

Resident Natalie Donahue asked if the Township had been working with residents yet.

Administrator Ehrhart said not yet, project still in early stages of development. Want to have solid figures before going forward.

Resident Natalie Donahue asked about the Studebaker property, and saw that it was on the market again.

Trustee vanHaaren responded that the owner is selling the module home and land separate according to a neighbor. Variances must follow to move mobile home. The owners got a variance and then did not move forward.

Resident Natalie Donahue asked for an update on Annexation.

Administrator Ehrhart responded that it was now in the time frame for owners and developers to act. We have to wait and see what they do.

RESOLUTION 21-10-083

A RESOLUTION TO RECORD ELECTRONIC PAYMENTS 878-929 AND THE PAYMENTS OF THE WARRANTS 53077-53123

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE ELECTRONIC PAYMENTS FROM NO.878-929 AND THE WARRANTS 53077-53123 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
878-2021	10/25/21	TYLER D ALLISS	\$881.77
879-2021	10/25/21	MICHAEL ARNOLD JR	\$986.81
880-2021	10/25/21	BENJAMIN M CAHILL	\$675.26
881-2021	10/25/21	JACOB DANIEL CLINE	\$1,039.39
882-2021	10/25/21	JAMES ANDREW EHRHART	\$838.83
883-2021	10/25/21	AUSTIN HOFFMAN	\$524.56
884-2021	10/25/21	JASON JASPER	\$443.52
885-2021	10/25/21	WILLIAM P MANNHEIM	\$875.18
886-2021	10/25/21	BRIAN D MCKELLAR	\$897.06
887-2021	10/25/21	JAROD M REILLY	\$186.39
888-2021	10/25/21	MARCUS A ROLL	\$583.73
889-2021	10/25/21	JOSHUA SCHIEBREL	\$753.88
890-2021	10/25/21	CHRISTOPHER M SCOTT	\$977.00
891-2021	10/25/21	JAMES R SEBASTIAN	\$210.68
892-2021	10/25/21	ROBERT STEVENSON	\$828.16
893-2021	10/25/21	TIFFANY ROSE STINSON	\$697.51
894-2021	10/25/21	CODY TYLER TEEGARDEN	\$438.94
895-2021	10/25/21	DEBORAH A WATSON	\$70.46
896-2021	10/25/21	TERRENCE W. WELDON JR.	\$852.13
897-2021	10/25/21	CONNOR WHELAN	\$1,229.36
898-2021	10/25/21	ROBERT JAY YOCUM	\$973.36
899-2021	10/25/21	JAY T. ZIMMERMAN	\$291.34
901-2021	10/25/21	MICHAEL ARNOLD JR	\$1,248.52
902-2021	10/25/21	JAMES ANDREW EHRHART	\$1,437.66
904-2021	10/25/21	DONALD R BLACK	\$920.71
905-2021	10/25/21	HELEN E VANHAAREN	\$1,236.10
906-2021	10/25/21	DEBORAH A WATSON	\$1,407.86
907-2021	10/25/21	CAROLYN WRIGHT	\$1,109.21
909-2021	10/25/21	UNITY NATIONAL BANK	\$4,738.85
910-2021	10/25/21	UNITY NATIONAL BANK	\$1,053.69
922-2021	11/3/21	DELTA DENTAL	\$556.16
923-2021	11/3/21	UNITY NATIONAL BANK	\$105.86
924-2021	11/3/21	ANTHEM BLUE CROSS AND BLUE SHIELD	\$9,749.91
925-2021	11/3/21	BUREAU OF WORKERS COMPENSATION	\$1,400.60
926-2021	11/3/21	VISION SERVICE PLAN	\$162.86
929-2021	11/3/21	UNITY NATIONAL BANK	\$9,639.00
53077	10/28/21	MICHAEL ARNOLD JR	\$2,687.98
53078	10/28/21	CYRUS N BROYLES	\$2,695.48
53079	10/28/21	BENJAMIN M CAHILL	\$2,687.98
53080	10/28/21	JACOB DANIEL CLINE	\$2,695.48
53081	10/28/21	ALLAN DAVIS	\$2,709.24
53082	10/28/21	JAMES ANDREW EHRHART	\$2,755.48

53083	10/28/21	NICHOLAS M HALTER	\$2,770.50
53084	10/28/21	JASON JASPER	\$2,702.98
53085	10/28/21	VICTORIA BARBARA LAVEY	\$2,761.99
53086	10/28/21	BRIAN D MCKELLAR	\$2,706.24
53087	10/28/21	JAROD M REILLY	\$2,755.48
53088	10/28/21	MARCUS A ROLL	\$2,709.49
53089	10/28/21	JOSHUA SCHIEBREL	\$2,680.48
53090	10/28/21	CHRISTOPHER M SCOTT	\$2,657.98
53091	10/28/21	JAMES R SEBASTIAN	\$2,770.50
53092	10/28/21	ROBERT STEVENSON	\$2,761.99
53093	10/28/21	CODY TYLER TEEGARDEN	\$2,702.98
53094	10/28/21	DEBORAH A WATSON	\$2,682.98
53095	10/28/21	TERRENCE W. WELDON JR.	\$2,691.24
53096	10/28/21	CONNOR WHELAN	\$2,755.48
53097	10/28/21	JAY T. ZIMMERMAN	\$2,732.98
53098	10/29/21	CASH	\$124.30
53099	10/29/21	AT&T	\$66.67
		UNITED HEALTH CARE-INSURANCE	
53100	10/29/21	COMPANY	\$149.63
53101	10/29/21	AES Ohio	\$556.55
53102	10/29/21	FIRST NET	\$358.91
53103	10/29/21	BOUND TREE MEDICAL	\$537.71
53104	10/29/21	SEDGWICK	\$1,890.00
53105	11/9/21	CINTAS CORPORATION	\$85.78
53106	11/9/21	MIAMI COUNTY ENGINEER	\$645.64
53107	11/9/21	STAPLES ADVANTAGE	\$151.65
53108	11/9/21	AQUA FALLS BOTTLED WATER	\$137.73
53109	11/9/21	DUNCAN OIL CO	\$1,786.70
53110	11/9/21	O'REILLY AUTO PARTS	\$83.82
53111	11/9/21	PREMIER OCCUPATIONAL HEALTH	\$77.60
53112	11/9/21	RUSH TRUCK CENTER	\$969.25
53113	11/9/21	AUTOZONE,INC	\$12.69
53114	11/9/21	GREATER MIAMI VALLEY EMERGENCY	\$375.00
53115	11/9/21	SAMS CLUB	\$892.60
53116	11/9/21	LOWES BUSINESS ACCOUNT	\$371.93
53117	11/9/21	MEDICOUNT MANAGEMENT, INC	\$752.33
53118	11/9/21	TIME WARNER	\$86.03
		MIAMI COUNTY SANITARY ENGINEERING	
53119	11/9/21	DEPT.	\$250.75
53120	11/9/21	US BANK	\$194.26
53121	11/9/21	WASTE MANAGEMENT OF OHIO INC	\$946.86
53122	11/9/21	JT DEVELOPMENT CONSULTING LLC	\$1,875.00
53123	11/9/21	PARK NATIONAL BANK	\$5,118.85

RECEIPTS

Transaction Date	Receipt Number	Source	Purpose	Total Receipt
11/2/21	270-2021	MIAMI COUNTY AUDITOR	SECOND HALF MANUFACTURED HOME REIMBURSMENT	\$453.28
11/3/21	280-2021	LOCKBOX	MEDIC RUN PAYMENTS	\$9,904.69
11/3/21	281-2021	PRIMARY		\$117.73

Meeting Adjourned 8:05pm

Carolyn Wright, Chair

Donald Black, Trustee

Beth Vanhaaren, Trustee

Deborah Watson, Fiscal Officer