



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

**Case: ZA-06-21:** A request from Brandt Boat and Storage at 8755 SR 201 Tipp City, OH 45371 to rezone parcel A01-048256, a 2.83 acre lot presently a vacant lot zoned half A-2 and half I-1, to completely I-1. Applicant intends to extend Storage facility. Miami County Parcel ID # A01-048256.

**September 14, 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 August 24, 2021 Regular Meeting Minutes and the September 7, 2021 Workshop Meeting was moved by Trustee Vanhaaren and seconded by Trustee Black.

<b>Vote:</b>	<b>Trustee Vanhaaren</b>	<b>YES</b>
	<b>Trustee Black</b>	<b>YES</b>
	<b>Trustee Wright</b>	<b>YES</b>

**STAFF REPORTS**

**SHERIFF**

Trustee Vanhaaren had a complaint about Speeding on Palmer Rd. Deputy said he would tell the department. Resident asked if there could be an Engine Break sign put up on State Rt 201. Administrator Ehrhart said they will have to contact ODOT and ask due to that being a State Road.

**FIRE**

**Bethel Township Fire Department**

Tipp City, OH

This report was generated on 9/28/2021 4:33:18 PM



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

Start Date: 08/21/2021 | End Date: 09/10/2021

INCIDENT TYPE	# INCIDENTS
<b>Station: 1 - BETHEL TWP FIRE DEPT.</b>	
111 - Building fire	1
142 - Brush or brush-and-grass mixture fire	1
321 - EMS call, excluding vehicle accident with injury	35
322 - Motor vehicle accident with injuries	4
444 - Power line down	1
611 - Dispatched & cancelled en route	3
<b># Incidents for 1 - Bethel Twp Fire Dept.:</b>	<b>45</b>

# Bethel Township Fire Department

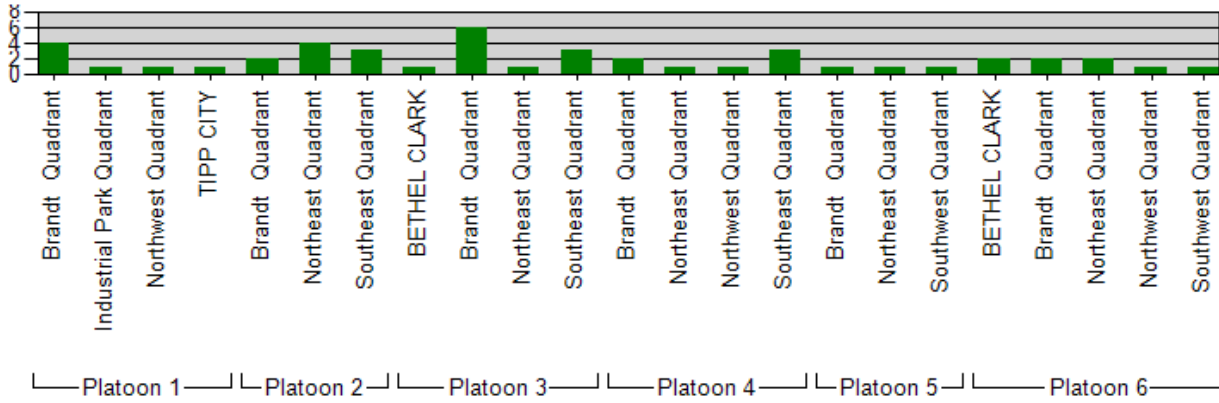
Tipp City, OH

This report was generated on 9/28/2021 4:29:46 PM



## Incidents per Zone per Shift for Date Range

Start Date: 08/21/2021 | End Date: 09/10/2021



SHIFT	ZONE	# INCIDENTS
Platoon 1	Brandt Quadrant	4
	Industrial Park Quadrant	1
	Northwest Quadrant	1
	TIPP CITY	1
Platoon 2	Brandt Quadrant	2
	Northeast Quadrant	4
	Southeast Quadrant	3
Platoon 3	BETHEL CLARK	1
	Brandt Quadrant	6
	Northeast Quadrant	1
	Southeast Quadrant	3
Platoon 4	Brandt Quadrant	2
	Northeast Quadrant	1
	Northwest Quadrant	1
	Southeast Quadrant	3
Platoon 5	Brandt Quadrant	1
	Northeast Quadrant	1
	Southwest Quadrant	1
Platoon 6	BETHEL CLARK	2
	Brandt Quadrant	2
	Northeast Quadrant	2
	Northwest Quadrant	1
	Southwest Quadrant	1
<b>TOTAL:</b>		<b>45</b>

## ZONING

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

ZC-38-21	4222 RUDY RD	POLE BARN
ZC-39-21	6115 PISGAH RD	POLE BARN
ZC-40-21	9161 SR 201	ADDITION
ZC-41-21	7533 SR 201	CAR PORT
ZC-42-21	PISGAH/AGENBROAD	SINGLE FAMILY NEW CONSTRUCTION
ZC-43-21	7427 SINGER RD	ADDITION
ZC-44-21	6622 E SR 571	SINGLE FAMILY NEW CONSTRUCTION

ZC-45-21 6116 SR 571 SINGLE FAMILY NEW CONSTRUCTION  
 ZC-46-21 4420 SR 202 GARAGE  
 ZC-47-21 4374 US RT 40 POLE BARN  
 ZC-48-21 7455 S DAYTON BRANDT RD POLE BARN

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

**Case: V-14-21:** A request from Jason McCoy PO BOX 147 of Tipp City, Oh 45371. Property located at 4150 Gibson Dr, Tipp City, Oh 45371 requesting a variance for road frontage (125'/200') and total acreage (.72 of required 2 acres). 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**

NONE

**YEAR TO DATE (2021):**

Certificates issued in 2021: 48

Declarations received in 2021: 3

Variations requested in 2021: 17

Variations approved in 2021: 15

Conditional Use requested in 2021: 4

Conditional Use approved in 2021: 4

Zoning Amendments requested in 2021: 6

Zoning Amendments approved in 2021: 5

**BOARDS & COMMISSIONS**

**MIAMI COUNTY PLANNING COMMISSION:**

SEPTEMBER 21<sup>ST</sup>, 2021 at 7:00PM

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

The BZA will meet at the Township Building September 23, 2021 at 630PM.

**BETHEL TOWNSHIP ZONING COMMISSION (ZC)**

NO CASES THIS MONTH

**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 three resolutions on your agenda tonight.

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

The next two are for revenue and appropriation changes due to the American Rescue Plan funds. These funds have to be accounted for in the revenue as well as accounted for in the appropriations.

**Other**

Yesterday we received an annexation petition for the properties south of US 40. I have been in contact with Chris Englert from the prosecutor’s office. Mr. Englert was not available for the meeting tonight nor the workshop meeting next week. However, he is available to meet with the Trustees next Thursday. I am requesting that we move the workshop meeting from Tuesday to Thursday next week.

Reminder that the Fire Department open house is Sunday October 3<sup>rd</sup> from 1-3pm. Signs will be going up this weekend.

**PUBLIC COMMENTS FOR ITEMS ON THE AGNEDA**

None

**ACTION ITEMS**

**RESOLUTION #21-09-070**

**A Resolution to approve Zoning Case: ZA-06-21.** A request from Brandt Boat and Storage at 8755 SR 201 Tipp City, OH 45371 to rezone parcel A01-048256, a 2,83 acre lot presently a vacant lot zoned half A-2 and half I-1, to completely I-1. Applicant intends to extend Storage facility. Miami County Parcel ID # A01-048256.

**The Case was approved by the Bethel Township Zoning Commission 3-0 Vote.**

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 #21-09-070 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 14<sup>TH</sup> DAY OF SEPTEMBER 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON  
FISCAL OFFICER  
BETHEL TOWNSHIP, MIAMI COUNTY

**RESOLUTION 21-09-071**

**A RESOLUTION AMENDING THE OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES AS PRESENTED BY THE BETHEL TOWNSHIP FISCAL OFFICER**

WHEREAS, DUE TO THE COVID 19 PANDEMIC, BETHEL TOWNSHIP RECEIVED FUNDS FROM THE AMERICAN RESCUE PLAN (ARP) TO COVER COVID IMPACTED FACETS OF LOCAL OPERATIONS, AND

WHEREAS, THE BETHEL TOWNSHIP FISCAL OFFICER WAITED FOR GUIDANCE FROM THE FEDERAL GOVERNMENT TO ALLOCATE THESE RESOURCES, AND

WHEREAS, GUIDANCE HAS BEEN RECEIVED AND THE ALLOCATIONS HAVE BEEN MADE, 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 FROM THE ACCEPTANCE DATE OF JULY 22, 2021 TO THE REVENUE BUDGET TO SHOW THE FOLLOWING:

COVID Relief Fund: 2273

2273-511-7003            \$266,015.32

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 # 20-10-077 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP MIAMI COUNTY HELD ON THE 14<sup>th</sup> DAY OF SEPTEMBER 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

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

**RESOLUTION #21-09-072**

**A RESOLUTION TO APPROVE SUPPLEMENTAL APPROPRIATIONS OF THE 2021 PERMANENT APPROPRIATIONS**

**WHEREAS**, DUE TO THE COVID-19 PANDEMIC, BETHEL TOWNSHIP HAS RECEIVED FUNDS FORM THE AMERICAN RESCUE PLAN TO COVER COVID IMPACTED FACETS OF LOCAL OPERATIONS, AND

**WHEREAS**, THE BETHEL TOWNSHIP FISCAL OFFICER HAS PRESENTED SUPPLEMENTAL APPROPRIATIONS OF CALENDAR YEAR 2021, AND

WHEREAS, THE BOARD OF TRUSTEES MUST APPROVE THE SUPPLEMENTAL APPROPRIATION, THEREFORE,

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY, TO ACCEPT THE SUPPLEMENTAL APPROPRIATIONS AS PRESENTED BY THE FISCAL OFFICER:

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 #21-09-072 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 14<sup>TH</sup> DAY OF SEPTEMBER, 2021, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

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

**ANNOUNCEMENTS**

- September 21 Trustee Workshop Meeting, Township Meeting Room, 8:00AM\*
- September 23 BZA Meeting 6:30PM, Zoning Commission 7:30PM.
- September 28 Trustee Regular Meeting, Township Meeting Room, 7:00PM
- October 5 Trustee Workshop Meeting, Township Meeting Room, 8:00AM\*
- October 5/6 2<sup>nd</sup> Land Use Community Meetings, 6:30PM
- October 12 Trustee Regular Meeting, Township Meeting Room, 7:00PM

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

**PUBLIC COMMENTS ON ANY TOPIC**

NONE

**RESOLUTION 21-07-073**

**A RESOLUTION TO RECORD ELECTRONIC PAYMENTS 710-745 AND THE PAYMENTS OF THE WARRANTS 52981-53019**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE ELECTRONIC PAYMENTS FROM NO.710-745 AND THE WARRANTS 52981-53019 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:**

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

**PAYMENTS**

<b>Number</b>	<b>Transaction Date</b>	<b>Payee</b>	<b>Total Warrant Amount</b>
710-2021	8/25/21	UNITY NATIONAL BANK	\$5,420.19
711-2021	8/31/21	TYLER D ALLISS	\$73.43
712-2021	8/31/21	MICHAEL ARNOLD JR	\$449.45
713-2021	8/31/21	CYRUS N BROYLES	\$739.48
714-2021	8/31/21	BENJAMIN M CAHILL	\$609.16
715-2021	8/31/21	JACOB DANIEL CLINE	\$1,813.48
716-2021	8/31/21	ALLAN DAVIS	\$85.84
717-2021	8/31/21	JAMES ANDREW EHRHART	\$529.00
718-2021	8/31/21	NICHOLAS M HALTER	\$267.92
719-2021	8/31/21	JASON JASPER	\$584.30
720-2021	8/31/21	VICTORIA BARBARA LAVEY	\$138.54
721-2021	8/31/21	WILLIAM P MANNHEIM	\$909.03
722-2021	8/31/21	BRIAN D MCKELLAR	\$101.48
723-2021	8/31/21	MARCUS A ROLL	\$618.14
724-2021	8/31/21	JOSHUA SCHIEBREL	\$700.36
725-2021	8/31/21	CHRISTOPHER M SCOTT	\$1,437.71
726-2021	8/31/21	JAMES R SEBASTIAN	\$300.23
727-2021	8/31/21	ROBERT STEVENSON	\$830.74
728-2021	8/31/21	TIFFANY ROSE STINSON	\$697.51
729-2021	8/31/21	CODY TYLER TEEGARDEN	\$264.67
730-2021	8/31/21	LARRY RAY TRUSTY	\$563.82
731-2021	8/31/21	DEBORAH A WATSON	\$70.46
732-2021	8/31/21	TERRENCE W. WELDON JR.	\$1,050.69



733-2021	8/31/21	CONNOR WHELAN	\$1,345.83
734-2021	8/31/21	ROBERT JAY YOCUM	\$927.35
735-2021	8/31/21	JAY T. ZIMMERMAN	\$260.14
737-2021	8/31/21	MICHAEL ARNOLD JR	\$1,248.52
738-2021	8/31/21	JAMES ANDREW EHRHART	\$1,437.66
740-2021	8/31/21	DONALD R BLACK	\$920.71
741-2021	8/31/21	HELEN E VANHAAREN	\$1,236.10
742-2021	8/31/21	DEBORAH A WATSON	\$1,649.98
743-2021	8/31/21	CAROLYN WRIGHT	\$1,109.21
745-2021	9/8/21	UNITY NATIONAL BANK	\$5,948.41
52981	8/27/21	MIAMI COUNTY ENGINEER	\$601.64
52982	8/27/21	ACCENT BUSINESS COMMUNICATIONS	\$443.26
52983	8/27/21	STAPLES ADVANTAGE	\$133.96
52984	8/27/21	KOENING EQUIPMENT CO	\$73.51
52985	8/27/21	AUTOZONE,INC	\$315.96
52986	8/27/21	OHIO FIRE CHIEFS ASSOCIATION	\$350.00
52987	8/27/21	FIRST NET	\$360.27
52988	8/27/21	UNITED HEALTH CARE-INSURANCE COMPANY	\$149.63
52989	8/27/21	DUNCAN OIL CO	\$736.55
52990	8/27/21	AT&T	\$98.67
52991	8/27/21	AES Ohio	\$750.26
52992	8/27/21	CASCADE SUBSCRIPTION SERVICE INC	\$399.00
52993	8/31/21	Skipped Warrants 52993 to 52993 Series 1	\$0.00
52994	8/31/21	BETH VAN HAAREN	\$202.74
52995	8/31/21	ANDREW EHRHART	\$202.74
52996	8/31/21	MICHAEL ARNOLD	\$202.74
52997	8/31/21	ROBERT YOCUM	\$202.74
52998	8/31/21	WILLIAM MANNHEIM	\$202.74
52999	8/31/21	DEBORAH WATSON	\$202.73
53000	9/10/21	Skipped Warrants 53000 to 53000 Series 1	\$0.00
53001	9/10/21	KIRKWOOD HEATING	\$304.50
53002	9/10/21	MIAMI COUNTY ENGINEER	\$608.03
53003	9/10/21	O'REILLY AUTO PARTS	\$415.46
53004	9/10/21	STAPLES CREDIT PLAN	\$579.87
53005	9/10/21	CUSTOM WAY WELDING	\$395.77
53006	9/10/21	SAMS CLUB	\$277.58
53007	9/10/21	LOWES BUSINESS ACCOUNT	\$129.04
53008	9/10/21	DUNCAN OIL CO	\$779.01
53009	9/10/21	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$355.79
53010	9/10/21	WASTE MANAGEMENT OF OHIO INC	\$481.78
53011	9/10/21	CINTAS CORPORATION	\$42.89
53012	9/10/21	JT DEVELOPMENT CONSULTING LLC	\$3,375.00
53013	9/10/21	MEDICOUNT MANAGEMENT, INC	\$1,025.56

53014	9/10/21	CSUtest.com	\$560.00
53015	9/10/21	AUTOZONE,INC	\$312.58
53016	9/10/21	AQUA FALLS BOTTLED WATER	\$65.96
53017	9/10/21	TIME WARNER	\$85.48
53018	9/10/21	US BANK	\$455.26
53019	9/10/21	PARK NATIONAL BANK	\$2,776.22

## RECEIPTS

Receipt Number	Source	Purpose	Total Receipt
		SECOND HALF REAL ESTATE SETTLEMENT 2020	\$705,997.18
186-2021	MIAMI COUNTY AUDITOR	LOCAL GOVT SUPPLEMENT	\$570.09
187-2021	MIAMI COUNTY AUDITOR	LOCAL GOVT 7/21	\$2,661.38
188-2021	MIAMI COUNTY AUDITOR	2ND HLF TX STTLMT RE SPEC ASSMT 21	\$1,123.38
189-2021	MIAMI COUNTY AUDITOR	ZONING FEE	\$100.00
190-2021	STRINGER	GASOLINE EXCISE TAX	\$9,656.35
191-2021	MIAMI COUNTY AUDITOR	CENTS PER GALLON	\$2,679.18
192-2021	MIAMI COUNTY AUDITOR	OPEN AND CLOSE GRAVE	\$100.00
197-2021	DINSMORE	ZONING FEE	\$200.00
198-2021	TEAGUE BUSCHURS HOME IMPROVEMENT	ZONING FEE	\$200.00
199-2021	MIAMI COUNTY AUDITOR	AUTO REG TWP PERM ORC	\$6,160.00
200-2021	MIAMI COUNTY AUDITOR	AUTO REG	\$1,057.02
201-2021	MIAMI COUNTY AUDITOR	2ND HALF TX SETTLEMENT MFG HOME 21	\$234.06
202-2021	MIAMI COUNTY AUDITOR		

Meeting Adjourned 7:16pm

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

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

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

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