



**September 28, 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 September 14. Regular Meeting Minutes 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**

None

**FIRE**

<p><b>Bethel Township Fire Department</b></p> <p><i>Tipp City, OH</i></p> <p>This report was generated on 9/28/2021 4:28:04 PM</p>	
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**Incident Type Count per Station for Date Range**  
 Start Date: 09/11/2021 | End Date: 09/24/2021

INCIDENT TYPE	# INCIDENTS
<b>Station: 1 - BETHEL TWP FIRE DEPT.</b>	
111 - Building fire	1
321 - EMS call, excluding vehicle accident with injury	24
322 - Motor vehicle accident with injuries	2
611 - Dispatched & cancelled en route	8
721 - Bomb scare - no bomb	1

**# Incidents for 1 - Bethel Twp Fire Dept.: 36**

# Bethel Township Fire Department

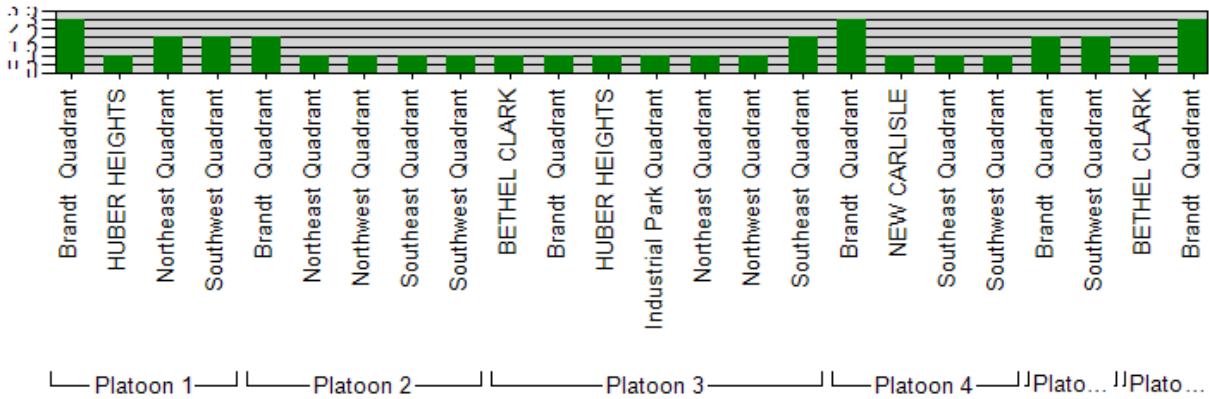
Tipp City, OH

This report was generated on 9/28/2021 4:29:00 PM



## Incidents per Zone per Shift for Date Range

Start Date: 09/11/2021 | End Date: 09/24/2021



SHIFT	ZONE	# INCIDENTS
Platoon 1	Brandt Quadrant	3
	HUBER HEIGHTS	1
	Northeast Quadrant	2
	Southwest Quadrant	2
Platoon 2	Brandt Quadrant	2
	Northeast Quadrant	1
	Northwest Quadrant	1
	Southeast Quadrant	1
	Southwest Quadrant	1
Platoon 3	BETHEL CLARK	1
	Brandt Quadrant	1
	HUBER HEIGHTS	1
	Industrial Park Quadrant	1
	Northeast Quadrant	1
	Northwest Quadrant	1
	Southeast Quadrant	2
Platoon 4	Brandt Quadrant	3
	NEW CARLISLE	1
	Southeast Quadrant	1
	Southwest Quadrant	1
Platoon 5	Brandt Quadrant	2
	Southwest Quadrant	2
Platoon 6	BETHEL CLARK	1
	Brandt Quadrant	3
<b>TOTAL:</b>		<b>36</b>

## ZONING

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

ZC-49-21 4133 Lisa Rd New Construction  
 ZC-50-21 7730 Ross Rd Single Family New Construction

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

**Since the last Zoning Commission (ZC) meeting, following zoning amendment applications are in process**  
ZA-07-21 8970 SR 201 L0-Man Rods LLC requesting Re-Zoning to completely I-1, currently half A-1 half I-1

**YEAR TO DATE (2021):**

Certificates issued in 2021: 50

Declarations received in 2021: 3

Variations requested in 2021: 17

Variations approved in 2021: 16

Conditional Use requested in 2021: 4

Conditional Use approved in 2021: 4

Zoning Amendments requested in 2021: 7

Zoning Amendments approved in 2021: 6

**BOARDS & COMMISSIONS**

**MIAMI COUNTY PLANNING COMMISSION:**

October 19th , 2021 at 7:00PM

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

The BZA will meet (if any Variance applications are received) at the Township Building September 28, 2021 at 630PM.

**BETHEL TOWNSHIP ZONING COMMISSION (ZC)**

The ZC will meet at the Township Building September 28, 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**

**General**

**There is one resolution on your agenda tonight. It is a Resolution to object to the annexation petition filed on September 13<sup>th</sup>, 2021.**

**Other**

After the annexation petition was filed Huber Heights requested a meeting with Bethel Local Schools, Bethel Township, Miami County and Huber Heights. Both us and County said we were available at any time to meet. I received an e-mail yesterday from Anthony Rodgers, the Clerk of Council for Huber Heights. The e-mail stated "After further discussion, the City of Huber Heights has decided to postpone any action on scheduling the proposed joint meeting involving Bethel Township, Bethel Local Schools, and Miami County until after Miami County has acted on the pending annexation petition".

**Reminder the Fire Department open house is Sunday from 1-3.**

**PUBLIC COMMENTS FOR ITEMS ON THE AGNEDA**

See Documentation

**ACTION ITEMS**

**RESOLUTION #21-09-074**

**A RESOLUTION OBJECTING TO THE ANNEXATION PETITION RECEIVED BY THE TOWNSHIP ON SEPTEMBER 13<sup>TH</sup>, 2021 REQUESTING A TOTAL OF 233.280 +/- ACRES OF LAND IN BETHEL TOWNSHIP, MIAMI COUNTY OHIO BE ANNEXED TO THE CITY OF HUBER HEIGHTS, OHIO**

**WHEREAS, THE OHIO REVISED CODE, SECTION 709.022 REQUIRES THE FOLLOWING:**

(A) A PETITION FILED UNDER SECTION 709.021 OF THE REVISED CODE THAT REQUESTS TO FOLLOW THIS SECTION IS FOR THE SPECIAL PROCEDURE OF ANNEXING LAND WITH THE CONSENT OF ALL PARTIES. THE PETITION SHALL BE ACCOMPANIED BY A CERTIFIED COPY OF AN ANNEXATION AGREEMENT PROVIDED FOR IN SECTION 709.192 OF THE REVISED CODE OR OF A COOPERATIVE ECONOMIC DEVELOPMENT AGREEMENT PROVIDED FOR IN SECTION 701.07 OF THE REVISED CODE, THAT IS ENTERED INTO BY THE MUNICIPAL CORPORATION AND EACH TOWNSHIP ANY PORTION OF WHICH IS INCLUDED WITHIN THE TERRITORY PROPOSED FOR ANNEXATION. UPON THE RECEIPT OF THE PETITION AND THE APPLICABLE AGREEMENT, THE BOARD OF COUNTY COMMISSIONERS, AT THE BOARD'S NEXT REGULAR SESSION, SHALL ENTER UPON ITS JOURNAL A RESOLUTION GRANTING THE ANNEXATION, WITHOUT HOLDING A HEARING.

(B) OWNERS WHO SIGN A PETITION REQUESTING THAT THE SPECIAL PROCEDURE IN THIS SECTION BE FOLLOWED EXPRESSLY WAIVE THEIR RIGHT TO APPEAL ANY ACTION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS UNDER THIS SECTION. THERE IS NO APPEAL FROM THE BOARD'S DECISION UNDER THIS SECTION IN LAW OR IN EQUITY. THE PETITION CIRCULATED TO COLLECT SIGNATURES FOR THE SPECIAL PROCEDURE IN THIS SECTION SHALL CONTAIN IN BOLDFACE CAPITAL LETTERS IMMEDIATELY ABOVE THE HEADING OF THE PLACE FOR SIGNATURES ON EACH PART OF THE PETITION THE FOLLOWING: "WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD'S DECISION IN THIS MATTER IN LAW OR IN EQUITY."

(C) AFTER THE BOARD OF COUNTY COMMISSIONERS GRANTS THE PETITION FOR ANNEXATION, THE CLERK OF THE BOARD SHALL DELIVER A CERTIFIED COPY OF THE ENTIRE

RECORD OF THE ANNEXATION PROCEEDINGS, INCLUDING ALL RESOLUTIONS OF THE BOARD, SIGNED BY A MAJORITY OF THE MEMBERS OF THE BOARD, THE PETITION, MAP, AND ALL OTHER PAPERS ON FILE, AND THE RECORDING OF THE PROCEEDINGS, IF A COPY IS AVAILABLE, TO THE AUDITOR OR CLERK OF THE MUNICIPAL CORPORATION TO WHICH ANNEXATION IS PROPOSED. AND,

**WHEREAS**, THE BETHEL TOWNSHIP BOARD OF TRUSTEES MAY OBJECT VIA RESOLUTION TO THE PROPOSED ANNEXATION.

**THEREFORE BE IT RESOLVED** BY THE BETHEL TOWNSHIP BOARD OF TRUSTEES THAT WE OBJECT TO THIS NOTICE OF PETITION FOR ANNEXATION OF 233 ACRES FOR A VARIETY OF REASONS AS STATED IN THE REASONS BELOW:

1: THE ENTIRETY OF THIS PROPERTY IS WITHIN THE MIAMI COUNTY FACILITIES PLANNING AREA. A MEETING WAS HELD VIA ZOOM ON JULY 23, 2020 TO DISCUSS “POTENTIAL FUTURE DEVELOPMENT ALONG US 40 IN BETHEL TOWNSHIP, EXPECTATIONS AS TO WASTEWATER TREATMENT OPTIONS, AND IF THERE ARE ANTICIPATED NEEDS FOR UPDATES TO THE AWQMP.” THIS MEETING WAS ORGANIZED AND FACILITATED BY MVRPC’S MATT LINDSEY. ATTENDEES WERE REPRESENTATIVES FROM THE CITY OF HUBER HEIGHTS, TRI CITIES NORTH REGIONAL WASTEWATER AUTHORITY, 201 CORRIDOR MANAGEMENT, LLC/DEC LAND CO. I LLC, MIAMI COUNTY SANITARY ENGINEERING AND BETHEL TOWNSHIP. IN THAT MEETING, DOUG EVANS, FROM MIAMI COUNTY SANITARY ENGINEERING, STATED THAT THERE IS ENOUGH CAPACITY AT THE CLARK COUNTY TREATMENT FACILITY TO SERVICE THE PROPOSED 600-900 UNITS. IN 2003- 04 WHEN THE PRIOR PARCELS WERE ANNEXED WE HAD NO SUCH INFRASTRUCTURE. THE FACILITIES PLANNING AREA WAS AMENDED IN 2009 TO ACCOUNT FOR THIS LACK OF INFRASTRUCTURE. NOW, THANKS TO MIAMI COUNTY ENGINEERING, BETHEL TAXPAYERS AND MULTIPLE GRANTS (OHIO EPA AND OHIO PUBLIC WORKS COMMISSION), THERE IS SEWER AND WATER ALL ALONG US ROUTE 40. MIAMI COUNTY HAS INVESTED IN THIS INFRASTRUCTURE, IT HAS THE CAPACITY AND THE ABILITY TO SERVICE IT. WE REQUEST THAT THIS AREA REMAIN IN THE FPA AND BE SERVICED BY MIAMI COUNTY.

2: PER THE ORC 709.022 THE PETITION WAS NOT ACCOMPANIED BY A “CERTIFIED COPY OF THE ANNEXATION AGREEMENT” BECAUSE THERE IS NO SUCH DOCUMENT. THEREFORE, WE BELIEVE THAT THE PETITION AGREEMENT MUST BE RESCINDED AND HELD UNTIL AN AGREEMENT BETWEEN THE CITY OF HUBER HEIGHTS AND BETHEL TOWNSHIP CAN BE REACHED. PER 709.192, THE DETAILS IN SUCH AN AGREEMENT ARE EXTENSIVE. ALLOWING THE TOWNSHIP ONLY 29 DAYS TO PLAN, DISCUSS AND DECIDE ON SUCH A MONUMENTAL AGREEMENT IS LUDICROUS.

3: THE PLAN FOR AN ADDITIONAL 600-900 UNITS WILL RESULT IN AN ADDITIONAL 500-700 STUDENTS IN OUR ALREADY OVERCROWDED BETHEL LOCAL SCHOOL DISTRICT. WE HAVE NOT SEEN THE TRAFFIC STUDIES FOR THIS AREA. US ROUTE 40 IS ALREADY A BUSY ROAD – ADDING AN ADDITIONAL 1000 CARS PER MORNING AND AFTERNOON WITH NO ADDITIONAL THOUGHT ABOUT TRAFFIC (DO WE NEED A LEFT HAND TURN LANE AT US 40 AND SR 201? HOW WILL FLICK ROAD HANDLE THE ADDITIONAL TRAFFIC, WILL THERE BE AN ADDITIONAL TRAFFIC LIGHT AT THE NEW INTERSECTION? WHAT ABOUT A LEFT HAND TURN LANE @ US 40 AND SR 202?). THE TRUSTEES BELIEVE THAT THESE ISSUES NEED TO BE ADDRESSED BEFORE THE ANNEXATION PETITION SHOULD BE CONSIDERED.

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 #21-09-074 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 28<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

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**

See Documentation

**RESOLUTION 21-07-073**

**A RESOLUTION TO RECORD ELECTRONIC PAYMENTS 749-783 AND THE PAYMENTS OF THE WARRANTS 53020-53033**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE ELECTRONIC PAYMENTS FROM NO.749-783 AND THE WARRANTS 53020-53033 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
749-2021	9/14/21	TYLER D ALLISS	\$493.46
750-2021	9/14/21	MICHAEL ARNOLD JR	\$608.31
751-2021	9/14/21	CYRUS N BROYLES	\$521.40
752-2021	9/14/21	BENJAMIN M CAHILL	\$947.34
753-2021	9/14/21	JACOB DANIEL CLINE	\$721.11
754-2021	9/14/21	ALLAN DAVIS	\$85.84
755-2021	9/14/21	JAMES ANDREW EHRHART	\$786.04
756-2021	9/14/21	NICHOLAS M HALTER	\$156.66
757-2021	9/14/21	AUSTIN HOFFMAN	\$551.94
758-2021	9/14/21	JASON JASPER	\$770.04
759-2021	9/14/21	VICTORIA BARBARA LAVEY	\$95.78
760-2021	9/14/21	WILLIAM P MANNHEIM	\$1,190.85
761-2021	9/14/21	BRIAN D MCKELLAR	\$812.38
762-2021	9/14/21	JOHN MEYER	\$38.72
763-2021	9/14/21	MARCUS A ROLL	\$395.68
764-2021	9/14/21	JOSHUA SCHIEBREL	\$320.53
765-2021	9/14/21	CHRISTOPHER M SCOTT	\$977.00
766-2021	9/14/21	JAMES R SEBASTIAN	\$282.33
767-2021	9/14/21	ROBERT STEVENSON	\$1,016.41
768-2021	9/14/21	TIFFANY ROSE STINSON	\$682.93
769-2021	9/14/21	CODY TYLER TEEGARDEN	\$426.27
770-2021	9/14/21	DEBORAH A WATSON	\$70.46
771-2021	9/14/21	TERRENCE W. WELDON JR.	\$863.70
772-2021	9/14/21	CONNOR WHELAN	\$1,108.80
773-2021	9/14/21	ROBERT JAY YOCUM	\$927.35
774-2021	9/14/21	JAY T. ZIMMERMAN	\$505.26
776-2021	9/14/21	MICHAEL ARNOLD JR	\$1,231.90
777-2021	9/14/21	JAMES ANDREW EHRHART	\$1,420.92
779-2021	9/16/21	TREASURER OF STATE OF OHIO	\$1,516.44
780-2021	9/16/21	UNITY NATIONAL BANK	\$4,827.64
781-2021	9/16/21	OHIO CHILD SUPPORT PAYMENT CENTER	\$335.53
782-2021	9/16/21	OHIO CHILD SUPPORT PAYMENT CENTER	\$335.53
783-2021	9/16/21	PUBLIC EMPLOYEES RETIREMENT SYSTEM MIAMI COUNTY SANITARY ENGINEERING	\$5,171.80
52648	9/24/21	DEPT. MIAMI COUNTY SANITARY ENGINEERING	\$0.00
52972	9/24/21	DEPT.	\$0.00
53020	9/15/21	UNITED STATES POSTAL SERVICE	\$1,000.00
53021	9/24/21	PENNCARE	\$320.00

53022	9/24/21	GESSAMAN'S SERVICE LLC	\$5,226.00
53023	9/24/21	ATLANTIC EMERGENCY SOLUTIONS. INC UNITED HEALTH CARE-INSURANCE	\$1,829.00
53024	9/24/21	COMPANY	\$149.63
53025	9/24/21	FIRST NET MIAMI COUNTY SANITARY ENGINEERING	\$359.49
53026	9/24/21	DEPT.	\$11,424.90
53027	9/24/21	AIRGAS	\$815.47
53028	9/24/21	CINTAS CORPORATION	\$128.67
53029	9/24/21	MIAMI COUNTY-SHERIFFS DEPT	\$28,360.50
53030	9/24/21	ACCENT BUSINESS COMMUNICATIONS	\$443.26
53031	9/24/21	AIM MEDIA MIDWEST OPERATING	\$54.70
53032	9/24/21	DUNCAN OIL CO	\$607.75
53033	9/24/21	CUSTOM WAY TRAILER SALES	\$52.47

Meeting Adjourned 7:55pm

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Carolyn Wright, Chair

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Donald Black, Trustee

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Beth Vanhaaren, Trustee

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Deborah Watson, Fiscal Officer