



July 12, 2022
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 14, 2022 Regular Meeting, June 28, 2022 Workshop Meeting and the July 5, 2022 Workshop Meeting minutes was moved by Trustee vanHaaren and seconded by Trustee Reese.

Vote:	Trustee vanHaaren	YES
	Trustee Reese	YES
	Trustee Black	YES

SHERIFF

Nothing to report

STAFF REPORTS

FIRE

<p>Bethel Township Fire Department</p> <p><i>Tipp City, OH</i></p> <p>This report was generated on 8/26/2022 4:22:47 PM</p>	
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Incident Type Count per Station for Date Range

Start Date: 06/11/2022 | End Date: 07/08/2022

INCIDENT TYPE	# INCIDENTS
Station: 1 - BETHEL TWP FIRE DEPT.	
111 - Building fire	1
142 - Brush or brush-and-grass mixture fire	1
154 - Dumpster or other outside trash receptacle fire	1
321 - EMS call, excluding vehicle accident with injury	38
322 - Motor vehicle accident with injuries	5
324 - Motor vehicle accident with no injuries.	1
444 - Power line down	1
600 - Good intent call, other	2
611 - Dispatched & cancelled en route	3

Incidents for 1 - Bethel Twp Fire Dept.: 53

Bethel Township Fire Department

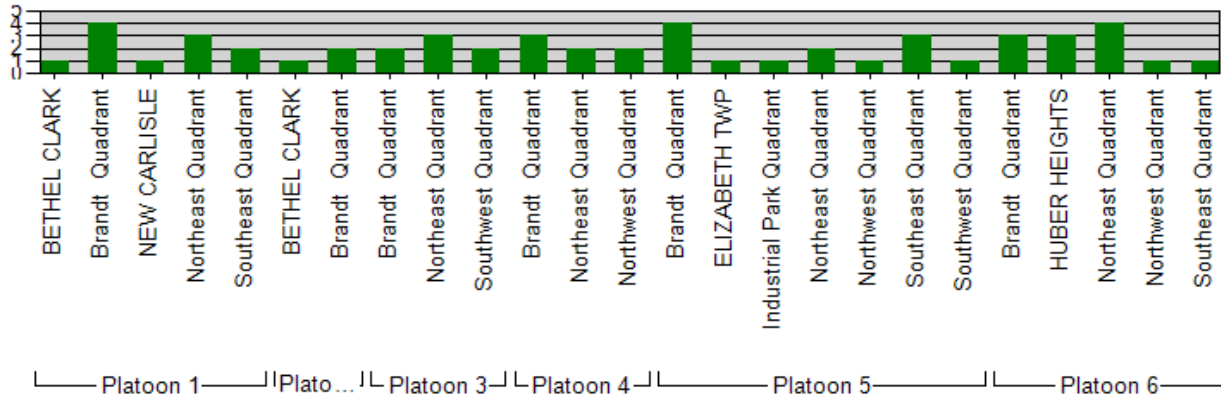
Tipp City, OH

This report was generated on 8/26/2022 4:21:10 PM



Incidents per Zone per Shift for Date Range

Start Date: 06/11/2022 | End Date: 07/08/2022



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

TOTAL: 53

ZONING

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

ZC-31-22	8411 PALMER RD	NEW CONSTRUCTION
ZC-32-22	8487 PALMER RD	NEW CONSTRUCTON
ZC-33-22	6025 SR 202	NEW CONSTRUCTION
ZC-34-22	7264 AGENBROAD	GARAGE
ZC-35-22	9388 SR 201	AG BUILDING/POLE BARN
ZC-36-22	8355 HEILMAN DR	GARAGE

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

Case: V-07-22: A request from Taylor Shafer of 527 Wagner Ave Sidney, Oh 45365 for variances for road frontage and total acreage at 8540 Mann Rd Tipp City, Oh 45371. Miami County Parcel #A01-086070 .46 acres currently zoned B-3, re-zoning to R-1AAA.

The Bethel Township Board of Zoning Appeals will meet on Thursday, July 28, 2022, at 6:30 p.m. at the Bethel Township Meeting Building located at 8735 South Second Street-Brandt, Tipp City, OH 45371.

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

Case: ZA-03-22: A request from D.A. Bowman Construction to re-zone Miami County Parcel #A01-059300, 60.457 acres currently zoned A-2, to R-1AAA.

Case: ZA-05-22: A request from Taylor Shafer of 527 Wagner Ave Sidney, Oh 45365 to re-zone 8540 Mann Rd Tipp City, Oh 45371. Miami County Parcel #A01-086070 .46 acres currently zoned B-3, to R-1AAA.

The Bethel Township Zoning Commission will meet on Thursday July 28, 2022, at 7:30 p.m. at the Bethel Township Meeting Building located at 8735 South Second Street, Tipp City, OH 45371.

YEAR TO DATE (2022):

Certificates issued in 2022: 36

Declarations received in 2022: 3

Variances requested in 2022: 6

Variances approved in 2022: 6

Conditional Use requested in 2022: 2

Conditional Use approved in 2022: 2

Zoning Amendments requested in 2022: 2

Zoning Amendments approved in 2022: 2

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

July 19, 2022, at 7:00PM

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The Bethel Township Board of Zoning Appeals will meet on 7/28/22, at 6:30PM

BETHEL TOWNSHIP ZONING COMMISSION (ZC)

The Zoning Commission will be meeting on 7/28/22 at 7:30PM

2022 ZONING ENFORCEMENT (YTD):

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	0	0	0	0	1	0
YTD	0	7	0	0	2	7

Total: 10

Total Cleared: 8

ADMINISTRATORS REPORT

There are Three Resolutions on the agenda this evening.

The first Resolution is the final of two resolutions to place the 3.8 mill levy on the November Ballot as a replacement Levy. The previous resolution to this prompted the Miami County Auditor to provide a certification of total valuation of Township Properties as well as the projected amount of revenue the levy would produce.

The next Resolution is for emergency repairs to the roadside mower. The mower was inoperable due to faulty controller and wiring harness. The cost of the repair was \$15,425.63.

The last Resolution is to reluctantly accept the retirement of Assistant Chief Zimmerman from the Bethel Township Fire Department. Jay’s service of 27 years will not be easily replaced.

Reminder of the large landowners meeting on July 27th at 7pm.

Also, would like to invite everyone to stay after the meeting to celebrate with Chief Zimmerman on his retirement.

TRUSTEE REPORTS

Trustee vanHaaren:

Trustee Beth Vanhaaren stated she:

Attended a NC City Council meeting on Tuesday, July 5.

Lots of discussion about the upcoming developments, particularly the Scarff Road/New Carlisle Road 115. The latest plan shows 250, less than the original 294. Several council members were not happy about the narrow lots in their zoning code and are asking their planning board to make a recommendation.

Got the newsletter to the printer and it arrived in my mailbox on Thursday, July 8. A little later than I would prefer. I have received one phone call from a resident about the proposed zoning changes.

Working on the Large Landowner Meeting - confirmed all the speakers can attend last week and a very loose format of 5-12 minutes for each speaker, followed by a q & a session after all the speakers have finished. There are currently 5 speakers coming talk about agriculture, wetlands and conservation easements and solar farms - all of these are a way for a large landowner to realize some financial gain without development.

Attended the HH city council meeting last night. They did not reach a consensus on which city manager to hire. Also, they tried to pass a measure that stated if a council member was absent, their absence would be counted as a "NO" vote. The measure failed.

Additionally, they passed a resolution allowing DEC to foot the bill for a new road infrastructure (water & sewer lines, curb, gutter and sidewalk included) and that DEC would be paid back by an assessment on the homes for 25 years.

Trustee Reese:

Trustee Julie Reese stated she:

She also attended the NC meeting and they are not happy about the density.

She attended the Miami County Township meeting and there was a presentation on Cemetery's and grants.

She attended the Bethel Local School Board meeting and there was no discussion about annexation.

She would like Trustee vanHaaren to put in the Newsletter an something inviting people who are interested to join her Land and Lifestyle group.

Trustee Black:

Trustee Don Black reported that he spoke to a gentleman about Solar farms and he will be coming to our Large Land Owner meeting.

He also stated that himself and Administrator Andy Ehrhart went and looked at some Ditches and will meet again to discuss.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA

None

ACTION ITEMS

RESOLUTION 22-07-53

**A RESOLUTION DECLARING IT NECESSARY
TO LEVY A TAX IN EXCESS OF THE TEN MILL LIMITATION**

WHEREAS, it appears that the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements of the incorporated and unincorporated areas of Bethel Township , Miami County, Ohio, and the Board of Trustees of said Township, pursuant to Section 5705.03(B), requested and secured from the Auditor of Miami County, Ohio, the certification of said official as to the total tax valuation of the property within the incorporated and unincorporated areas of said township which is \$162,963,640.00 , and of the estimated tax revenue that will be produced annually by three and eight-tenths (3.80) mills, assuming the tax valuation of the property within the incorporated and unincorporated area of the Township remains constant throughout the life of the levy, which is calculated to be \$619,261.83; and

BE IT RESOLVED, by the Board of Trustees of Bethel Township,

Miami County, Ohio, no fewer than two-thirds (2/3) of all of the members thereof concurring, that it is necessary to levy a tax in excess of the ten mill limitation for the benefit of the incorporated and unincorporated areas of said Township for the purpose of funding:

**THE CURRENT EXPENSES OF BETHEL TOWNSHIP,
MIAMI COUNTY, OHIO**

as permitted by Section 5705.19(A) of the Ohio Revised Code, in a total rate and amount which shall not exceed three and eight-tenths (3.8) mills for each one dollar (\$1.00) of valuation which amounts to 38 cents (\$0.38) for each one hundred dollars (\$100.00) of valuation, to be levied for a period of five (5) years and to be placed upon the tax lists and duplicate beginning in the tax year 2023, as is permitted by Section 5705.191 of the Ohio Revised Code, and to remain on the tax lists and duplicate for the tax years 2024, 2025, 2026 and 2027, and to be first due and collected in the calendar year 2024 and to be further due and collected in the calendar years 2025, 2026, 2027 and 2028; which proposed levy shall be a REPLACEMENT LEVY, which shall replace an existing levy in the same amount and for the same purpose, and which will effect the imposition of taxation for said purpose; and be it further

RESOLVED, that the question of levying additional taxes be submitted to the electors of the incorporated and unincorporated areas of Bethel Township, Miami County, Ohio, at the general election to be held at the usual voting places within the said area on the 8th day of November, 2022; and be it further

RESOLVED, that the tax levy be placed upon the tax lists and duplicate and to remain on the tax lists and duplicate as is set forth hereinabove, if a majority of the electors voting thereon vote in favor of said proposal; and be it further

RESOLVED, that the Fiscal Officer of Bethel Township Miami County, Ohio, be, and said officer hereby is authorized and directed to certify a true and correct copy of this Resolution, and to direct the same to the Board of Elections of Miami County, Ohio, and, further, that said officer request that the said Board of Elections cause notice of election on the question of levying said tax to be given as required by law.

Trustee _____ motioned for the adoption of this Resolution, Trustee _____ seconded the Motion, and, the roll being called upon its adoption, the vote resulted as follows:

**Mr. Black _____
Mrs. Reese _____**

Mrs. van Haaren _____

Adopted on this 12th day of July 2022

ATTEST: _____

**DEBORAH A. WATSON
Fiscal Officer
Bethel Township,
Miami County, Ohio**

**THE STATE OF OHIO)
)
 ss:
MIAMI COUNTY)**

I, Deborah A. Watson, Fiscal Officer of Bethel Township, Miami County, Ohio, do certify that the foregoing is taken and copied from the Record of Proceedings of the Board of

Trustees of Bethel Township, Miami County, Ohio, and that the same is a true, correct, and complete copy of the same.

Witness my signature this 12th day of July 2022.

DEBORAH A. WATSON
Fiscal Officer
Bethel Township,
Miami County, Ohio

The motion was moved by Trustee: **Beth vanHaaren**
And seconded by Trustee: **Julie Reese**

VOTE:

Trustee Beth vanHaaren YES
Trustee Julie Reese YES
Trustee Don Black YES

RESOLUTION #22-07-054

A RESOLUTION AUTHORIZING THE EMERGENCY REPAIRS OF BETHEL TOWNSHIP ROADSIDE MOWER IN THE AMOUNT OF \$15,425.63 TO KOENIG EQUIPMENT, INC.

WHEREAS, THE ROADSIDE MOWER WAS OUT OF SERVICE DUE TO A MECHANICAL ISSUE, AND

WHEREAS, KOENIG EQUIPMENT, INC WAS CALLED TO DIAGNOSE THE PROBLEM AND FOUND SEVERAL ISSUES INCLUDING A BROKEN WIRING HARNESS AND MALFUNCTIONING CONTROLLER, AND

WHEREAS, THE COST OF THE REPAIRS WAS \$15,425.63 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 \$15,425.63 TO KOENIG EQUIPMENT, INC. FOR THE EMERGENCY REPAIRS THE BETHEL TOWNSHIP ROADSIDE MOWER.

The motion was moved by Trustee: **Julie Reese**
And seconded by Trustee: **Beth vanHaaren**

VOTE:

Trustee Beth vanHaaren YES
Trustee Julie Reese YES
Trustee Don Black YES

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION # 22-06-050 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP MIAMI COUNTY HELD ON THE 14th DAY OF JUNE 2022 AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

DEBORAH WATSON, FISCAL OFFICER

RESOLUTION #22-07-055

A RESOLUTION TO ACCEPT THE RETIREMENT OF ASSISTANT CHIEF JAY ZIMMERMAN FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

WHEREAS, ASSISTANT CHIEF ZIMMERMAN HAS ANNOUNCED HIS RETIREMENT FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT AFTER 27 YEARS OF DEDICATED SERVICE.

THEREFORE, BE IT RESOLVED THAT THE BETHEL TOWNSHIP BOARD OF TRUSTEES ACCEPT THE RETIREMENT OF ASSISTANT CHIEF JAY ZIMMERMAN FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT

The motion was moved by Trustee: **Beth vanHaaren**
And seconded by Trustee: **Julie Reese**

VOTE:

Trustee Beth vanHaaren	YES
Trustee Julie Reese	YES
Trustee Don Black	YES

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #22-07-055 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 12TH DAY OF JULY 2022, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

ANNOUNCEMENTS

July 19	Trustee Workshop Meeting, Township Meeting Room, 9:00AM*
July 27	Large Landowners Meeting at 7pm
July 28	BZA Meeting 6:30pm/Zoning Commission 7:30pm
August 2	Trustee Workshop Meeting, Township Meeting Room, 9:00AM*

PUBLIC COMMENTS ON ANY TOPIC

All 3 Trustees had well wished for Jay in his retirement. All Stated he would be greatly missed.

Resident Jeff Morford stated he had sent letters to all three commissioners. He stated his next step would be a referendum to stop the New Carlisle Annexation.

**RESOLUTION 22-04-056
 A RESOLUTION TO RECORD ELECTRONIC PAYMENTS 450-533
 AND THE WARRANTS
 53441-53473**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF THE ELECTRONIC PAYMENTS FROM NO. 450-533 AND THE WARRANTS 53441-53473 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

The motion was moved by Trustee: **Beth vanHaaren**
 And seconded by Trustee: **Julie Reese**

VOTE:

Trustee Beth vanHaaren YES
Trustee Julie Reese YES
Trustee Don Black YES

PAYMENTS

Number	Payee	Total Warrant Amount
450-2022	UNITY NATIONAL BANK	\$6,622.14
451-2022	TYLER D ALLISS	\$602.41
452-2022	MICHAEL ARNOLD JR	\$963.89
453-2022	JAIMIE BAGWELL	\$330.07
454-2022	CYRUS N BROYLES	\$228.35
455-2022	BENJAMIN M CAHILL	\$610.52
456-2022	CASSANDRA CHANNELL	\$413.04
457-2022	JACOB DANIEL CLINE	\$193.56
458-2022	ALLAN DAVIS	\$629.81
459-2022	JAMES ANDREW EHRHART	\$521.09
460-2022	AUSTIN HOFFMAN	\$483.01
461-2022	JASON JASPER	\$1,031.94
462-2022	GERALD E LEACH	\$1,658.51
463-2022	ANNA R LUDWICK	\$42.86
464-2022	WILLIAM P MANNHEIM	\$993.75
465-2022	BRIAN D MCKELLAR	\$340.69

466-2022	STACEY L MCKENZIE	\$590.16
467-2022	JOHN MEYER	\$38.72
468-2022	JAROD M REILLY	\$144.79
469-2022	AMIER SALAH	\$914.57
470-2022	JOSHUA SCHIEBREL	\$730.52
471-2022	CHRISTOPHER M SCOTT	\$1,629.70
472-2022	JAMES R SEBASTIAN	\$326.32
473-2022	ALEXANDER SEGRETTO	\$1,390.43
474-2022	ROBERT STEVENSON	\$33.09
475-2022	CODY TYLER TEEGARDEN	\$1,097.93
476-2022	DEBORAH A WATSON	\$201.98
477-2022	TERRENCE W. WELDON JR.	\$1,205.90
478-2022	CONNOR WHELAN	\$1,138.75
479-2022	ROBERT JAY YOCUM	\$1,045.92
480-2022	JAY T. ZIMMERMAN	\$167.36
482-2022	MICHAEL ARNOLD JR	\$1,344.25
483-2022	JAMES ANDREW EHRHART	\$1,743.40
485-2022	SAMS CLUB	\$260.10
486-2022	UNITY NATIONAL BANK	\$6,373.78
487-2022	DONALD R BLACK	\$745.16
488-2022	JULIE REESE	\$649.83
489-2022	HELEN E VANHAAREN	\$1,263.22
490-2022	DEBORAH A WATSON	\$1,434.56
492-2022	UNITY NATIONAL BANK	\$884.92
493-2022	TREASURER OF STATE OF OHIO	\$1,898.68
494-2022	OHIO PUBLIC EMPLOYEES DEFERRED COMPENSAT	\$40.00
498-2022	PUBLIC EMPLOYEES RETIREMENT SYSTEM	\$5,562.94
499-2022	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$228.87
500-2022	TYLER D ALLISS	\$1,569.25
501-2022	MICHAEL ARNOLD JR	\$915.83
502-2022	JAIMIE BAGWELL	\$38.01
503-2022	CYRUS N BROYLES	\$1,353.34
504-2022	BENJAMIN M CAHILL	\$496.54
505-2022	CASSANDRA CHANNELL	\$157.49
506-2022	JACOB DANIEL CLINE	\$1,123.80
507-2022	ALLAN DAVIS	\$993.49
508-2022	JAMES ANDREW EHRHART	\$531.09
509-2022	AUSTIN HOFFMAN	\$960.24
510-2022	JASON JASPER	\$405.71
511-2022	GERALD E LEACH	\$1,658.51
512-2022	WILLIAM P MANNHEIM	\$993.75
513-2022	STACEY L MCKENZIE	\$590.02
514-2022	JAROD M REILLY	\$300.41

515-2022	AMIER SALAH	\$632.41
516-2022	JOSHUA SCHIEBREL	\$460.15
517-2022	CHRISTOPHER M SCOTT	\$1,121.38
518-2022	JAMES R SEBASTIAN	\$326.32
519-2022	ALEXANDER SEGRETTO	\$569.94
520-2022	CODY TYLER TEEGARDEN	\$1,359.87
521-2022	DEBORAH A WATSON	\$201.98
522-2022	TERRENCE W. WELDON JR.	\$893.37
523-2022	CONNOR WHELAN	\$2,201.87
524-2022	ROBERT JAY YOCUM	\$1,084.80
526-2022	MICHAEL ARNOLD JR	\$1,344.25
527-2022	JAMES ANDREW EHRHART	\$1,743.40
530-2022	CASSANDRA CHANNELL	\$247.85
533-2022	AMAZON CAPITAL SERVICES	\$662.48
590-2022	VISION SERVICE PLAN	\$24.20
594-2022	ANTHEM BLUE CROSS AND BLUE SHIELD	\$18,015.39
595-2022	DELTA DENTAL	\$352.71
53442	PENNCARE	\$1,455.00
53443	BOUND TREE MEDICAL	\$7.20
53444	MIAMI VALLEY LIGHTING,LLC	\$2,366.64
53444	MIAMI VALLEY LIGHTING,LLC	\$2,366.64
53445	STAPLES ADVANTAGE	\$157.98
53446	UNITED HEALTH CARE-INSURANCE COMPANY	\$191.25
53447	CLARK STATE COMMUNITY COLLEGE	\$543.49
53448	BEST ONE TIRE & SERVICE	\$366.50
53449	ATLANTIC EMERGENCY SOLUTIONS. INC	\$1,628.02
53450	LAVY ENTERPRISES	\$760.85
53451	AFLAC	\$251.46
53452	JIM STUBBS	\$28.50
53453	FIRST NET	\$370.38
53454	CINTAS CORPORATION	\$45.37
53455	AT&T	\$56.67
53456	AES Ohio	\$610.22
53457	BETHEL FIRE ASSOCIATION	\$180.00
53458	CFS INSPECTIONS	\$237.20
53459	BEST ONE TIRE & SERVICE	\$52.50
53460	US BANK	\$205.33
53461	LOWES BUSINESS ACCOUNT	\$62.13
53462	CHARTER COMMUNICATIONS	\$90.20
53463	WASTE MANAGEMENT OF OHIO INC	\$505.86
53464	SAMS CLUB	\$388.84
53465	PARK NATIONAL BANK	\$833.83
53466	UNITED STATES POSTAL SERVICE	\$1,000.00

53467	CINTAS CORPORATION	\$45.37
53468	AIRGAS	\$252.42
53469	AIM MEDIA MIDWEST OPERATING	\$239.86
53470	BEST ONE TIRE & SERVICE	\$75.00
53471	PENNCARE	\$870.03
53473	AIRGAS	\$37.62

Motion to adjourn at 8:01

Don Black, Chair

ABSENT

Julie Reese, Trustee

Beth Vanhaaren, Trustee

Deborah Watson, Fiscal Officer