



September 23, 2014  
Regular Business Meeting, 7:00 P.M.

**REGULAR MEETING**

**CALL TO ORDER**

\*Note, Trustee Hirt was not in attendance due to surgery.

Pledge of allegiance was taken.

**APPROVAL OF THE MINUTES**

A motion to approve the minutes for September 9, 2014 Regular Meeting and the September 16, Workshop Meeting was made by Trustee Wray, seconded by Trustee Vanhaaren

**STAFF REPORTS**

**SHERIFF**

None

**FIRE**

See Attached

**ZONING**

Since the last meeting two (1) applications have been received and two (1) none have been issued.

ZC-24-14                      9235 SR 201                      Warehouse

**YEAR TO DATE (2014):**

Certificates Received this year:	24
Certificates Issued this year:	24
Declarations received this year:	7
Variances received this year:	9
Conditional Use applied for this year:	1

Zoning Amendments applied for this year: 1  
 Zoning Text Amendments applied for this year: 2

**BOARDS & COMMISSIONS:**

**MIAMI COUNTY PLANNING COMMISSION:**

Miami County Planning Commission will meet on September 16, 2014. The Township has 2 cases

**Case ZA-02-14:** A request from Dan Haberling, 4878 Scarff Rd to rezone both 7790 and 7730 Ross Rd from A-2 General Agriculture to A-1 Domestic Agriculture for a lot split on ground used for agricultural and residential purposes. The Miami County parcel ID # for 7790 Ross is A01053300 and for 7730 Ross is A01054500.

**Case ZA-03-14:** A request from Bethel Township Trustees to amend Article 36 (Billboards) of the Bethel Township Zoning Resolution.

**BETHEL TOWNSHIP ZONING COMMISSION:**

The Bethel Township Zoning Commission (ZC) will meet on September 25<sup>th</sup> to hear the following cases:

**Case ZA-02-14:** A request from Dan Haberling, 4878 Scarff Rd to rezone both 7790 and 7730 Ross Rd from A-2 General Agriculture to A-1 Domestic Agriculture for a lot split on ground used for agricultural and residential purposes. The Miami County parcel ID # for 7790 Ross is A01053300 and for 7730 Ross is A01054500.

**Case ZA-03-14:** A request from Bethel Township Trustees to amend Article 36 (Billboards) of the Bethel Township Zoning Resolution.

**BETHEL TOWNSHIP BOARD OF ZONING APPEALS:**

The Bethel Township Board of Zoning Appeals (BZA) will meet on August 28<sup>th</sup> to hear the following case:

**Case V-09-14:** A request from Roger McMahan of 7075 State Route 201 Tipp City Ohio 45371. The applicant requests a variance to decrease the rear yard setback for a primary building from the required Fifty (50) feet to approximately Forty Five (45) feet located to property directly north of 7075 State Route 201 Tipp City Ohio 45371 zoned as R-1AAA. The property is identified at Miami County Parcel ID # A01-055110.

**2014 ZONING ENFORCEMENT:**

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Current	0	4	1	0	0	4
YTD	6	29	6	8	18	59

**High Grass**  
 9768 Palmer  
 9385 Palmer  
 5556 US 40  
 7470 SR 202

**Other**  
 968 Bellefontaine (report of addition added on to structure)

**ADMINISTRATORS REPORT**

**On your Agenda tonight:**

Resolutions 14-09-085 thru 087

These Resolutions are for high grass and weeds at the various locations.

Resolution 14-09-088

This Resolution is recommending the termination of firefighter David Force from the Bethel Township Fire Department. Mr. Force has been inactive with the department since he has returned for leave earlier this year. Several attempts have been made to contact him, he has still not responded.

**PUBLIC COMMENT FOR ITEMS ON AGENDA**

None

**ACTION ITEMS**

**RESOLUTION # 14-09-085**

**A RESOLUTION DECLARING THE PROPERTY AT 5556 US 40, 9-2-20 SW COR SE, A NUISANCE IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE AND INVOKING THE PROCEDURES IN RESOLUTION #05-07-172 TO ABATE SUCH NUISANCE**

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HAS DETERMINED THAT PROPERTY AT 5556 US 40, 9-2-20 SW COR SE, HAS GRASSES IN EXCESS OF EIGHT INCHES, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE PERMITTED THROUGH SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUISANCE, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ADOPTED RESOLUTION #05-07-172 STATING THE PROCEDURES USED IN SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUSANCES, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PROPERTY AT 5556 US 40, 9-2-20 SW COR SE, IS HEREBY DECLARED A NUSIANCE PROPERTY FOR GRASSES IN EXCESS OF EIGHT INCHES AND NOXIOUS WEEDS, AND

BE IT FURTHER RESOLVED, THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY SHALL GIVE PROPER NOTICE TO THE OWNERS AND LEIN HOLDERS OF RECORD OF THE PARCEL AT LEAST SEVEN DAYS FROM THE ADOPTION OF THIS RESOLUTION TO ABATE THE NUSIANCE, IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE.

**THE ABOVE RESOLUTION WAS MOVED BY MR. WRAY AND SECONDED BY MRS. VANHAAREN AND THE VOTE BEING TAKEN AS:**

<b>MR. WRAY</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>

**RESOLUTION # 14-09-086**

**A RESOLUTION DECLARING THE PROPERTY AT 9768 PALMER, 9-2-1 SW COR SE ^LOT 3 LINDSEY FARM ^, A NUISANCE IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE AND INVOKING THE PROCEDURES IN RESOLUTION #05-07-172 TO ABATE SUCH NUISANCE**

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HAS DETERMINED THAT PROPERTY AT 9768 PALMER, 9-2-1 SW COR SE ^LOT 3 LINDSEY FARM ^, HAS GRASSES IN EXCESS OF EIGHT INCHES, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE PERMITTED THROUGH SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUISANCE, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ADOPTED RESOLUTION #05-07-172 STATING THE PROCEDURES USED IN SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUSANCES, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PROPERTY AT 9768 PALMER, 9-2-1 SW COR SE ^LOT 3 LINDSEY FARM ^, IS HEREBY DECLARED A NUSIANCE PROPERTY FOR GRASSES IN EXCESS OF EIGHT INCHES AND NOXIOUS WEEDS, AND

BE IT FURTHER RESOLVED, THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY SHALL GIVE PROPER NOTICE TO THE OWNERS AND LEIN HOLDERS OF RECORD OF THE PARCEL AT LEAST SEVEN DAYS FROM THE ADOPTION OF THIS RESOLUTION TO ABATE THE NUSIANCE, IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE.

**THE ABOVE RESOLUTION WAS MOVED BY MR. WRAY AND SECONDED BY MRS. VANHAAREN AND THE VOTE BEING TAKEN AS:**

<b>MR. WRAY</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>

**RESOLUTION # 14-09-087**

**A RESOLUTION DECLARING THE PROPERTY AT 9385 PALMER RD, 9-2-1 LOT 6, A NUISANCE IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE AND INVOKING THE PROCEDURES IN RESOLUTION #05-07-172 TO ABATE SUCH NUISANCE**

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HAS DETERMINED THAT PROPERTY AT 9385 PALMER RD, 9-2-1 LOT 6, HAS GRASSES IN EXCESS OF EIGHT INCHES, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE PERMITTED THROUGH SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUISANCE, AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ADOPTED RESOLUTION #05-07-172 STATING THE PROCEDURES USED IN SECTION 505.87 OF THE OHIO REVISED CODE TO ABATE SUCH NUSANCES, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PROPERTY AT 9385 PALMER RD, 9-2-1 LOT 6, IS HEREBY DECLARED A NUSIANCE PROPERTY FOR GRASSES IN EXCESS OF EIGHT INCHES AND NOXIOUS WEEDS, AND

BE IT FURTHER RESOLVED, THAT THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY SHALL GIVE PROPER NOTICE TO THE OWNERS AND LEIN HOLDERS OF RECORD OF THE PARCEL AT LEAST SEVEN DAYS FROM THE ADOPTION OF THIS RESOLUTION TO ABATE THE NUSIANCE, IN ACCORDANCE WITH SECTION 505.87 OF THE OHIO REVISED CODE.

**THE ABOVE RESOLUTION WAS MOVED BY MR. WRAY AND SECONDED BY MRS. VANHAAREN AND THE VOTE BEING TAKEN AS:**

<b>MR. WRAY</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>

#### **RESOLUTION #14-09-088**

#### **A RESOLUTION TERMINATING FIREFIGHTER DAVID FORCE FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT**

WHEREAS, DAVE FORCE WAS APPOINTED TO THE BETHEL TOWNSHIP FIRE DEPARTMENT THROUGH RESOLUTION 11-05-069, AND

WHEREAS, CHIEF EHRHART HAS ATTEMPTED TO COTACT DAVID FORCE VIA CERTIFIED MAIL DUE TO MR. FORCE'S LACK OF ACTIVITY WITH THE BETHEL TOWNSHIP FIRE DEPARTMENT, AND

WHEREAS, MR. FORCE DID NOT ACCEPT THE CERTIFIED MAIL, AND

WHEREAS, CHIEF EHRHART ASKED FOR THE ASSITANCE OF THE MIAMI COUNTY SHERIFF'S OFFICE TO DELIVER A LETTER TO MR. FORCE ASKING FOR THE RETURN OF ANY TOWNSHIP EQUIPMENT AND INFORMING HIM OF THE RECOMMENDATION FOR TERMINATION, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT:

THE BOARD OF TRUSTEES REMOVE DAVID FORCE FROM THE BETHEL TOWNSHIP FIRE DEPARTMENT TERMINATING HIS EMPLOYMENT WITH THE TOWNSHIP.

**THE ABOVE RESOLUTION WAS MOVED BY MR. WRAY AND SECONDED BY MRS. VANHAAREN AND THE VOTE BEING TAKEN AS:**

<b>MR. WRAY</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>

**ANNOUNCEMENTS**

September 30 5<sup>th</sup> Tuesday Workshop Meeting, Trustee Meeting Room, 8:30AM\*  
 October 7 Trustee Workshop Meeting, Township Meeting Room, 8:30AM\*  
 October 12 Fire Department Open House  
 October 13 Township Offices Closed in Observance of Columbus Day  
 October 14 Board of Trustee Meeting, Township Meeting Room, 7:00PM  
 October 21 Trustee Workshop Meeting, Township Meeting Room, 8:30AM\*  
 October 23 Board of Zoning Appeals Meeting, Township Meeting Room, 6:30PM\*  
 Zoning Commission Meeting, Township Meeting Room, 7:30PM\*

**PUBLIC COMMENTS ON ANY TOPIC**

None

**MOTION TO RECORD PAYMENT OF WARRANTS AND ELECTRONIC PAYMENTS**

**RESOLUTION 14-08-089  
 A RESOLUTION TO RECORD WARRANTS  
 47985 TO 48022  
 AND ELECTRONIC PAYMENTS  
 591-671**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF WARRANTS NO. 47985 THROUGH NO. 48022 AND THE ELECTRONIC PAYMENTS FROM NO. 728-728 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

**THE ABOVE RESOLUTION WAS MOVED BY MR. WRAY AND SECONDED BY MRS. VANHAAREN AND THE VOTE BEING TAKEN AS:**

<b>MR. WRAY</b>	<b>YES</b>
<b>MRS. VANHAAREN</b>	<b>YES</b>
<b>MR. HIRT</b>	<b>YES</b>

**PAYMENTS**

<b>Number</b>	<b>Post Date</b>	<b>Payee</b>	<b>Total Warrant Amount</b>
728-2014	9/12/14	UNITY NATIONAL BANK	\$3,919.87
48058	9/11/14	JAY T. ZIMMERMAN	\$457.21
48059	9/12/14	OHIO CHILD SUPPORT PAYMENT CENTER	\$268.63
48060	9/17/14	AUTOZONE,INC	\$30.68

48061	9/17/14	MBI SOLUTIONS, INC.	\$699.06
48062	9/17/14	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$11,424.90
48063	9/17/14	MIAMI COUNTY-SHERIFFS DEPT	\$26,398.22
48064	9/17/14	TREASURER, STATE OF OHIO	\$150.00
48065	9/17/14	ICE MOUNTAIN DIRECT	\$50.19
48066	9/17/14	TREASURER OF STATE	\$798.00
48067	9/17/14	WEILER WELDING CO INC	\$14.11
48068	9/17/14	PIQUA MATERIALS INC	\$1,505.12
48069	9/17/14	WASTE MANAGEMENT OF OHIO INC	\$335.45
48070	9/17/14	INTERSTATE BILLING SERVICE	\$180.26
48071	9/17/14	LAVY ENTERPRISES	\$573.54
48072	9/17/14	NAPA AUTO PARTS	\$187.93
48073	9/17/14	HEALTH WORKS	\$88.00
48074	9/17/14	BEST RUBBER MULCH	\$5,899.50
48075	9/17/14	TRANS-FIX OF OHIO LLC	\$669.37

### RECIEPTS

<b>Post Date</b>	<b>Receipt Number</b>	<b>Purpose</b>	<b>Total Receipt</b>
9/10/14	239-2014	REFUND	\$314.16
9/10/14	240-2014	ZONING PERMIT	\$300.00
9/12/14	241-2014	2ND HALF TAX STLMNT REAL ESTATE 2014	\$448,914.24
9/12/14	242-2014	2ND HALF TA STLMNT REAL ESTATE 2014	\$841.33
9/17/14	243-2014	LOCAL GOVT	\$2,146.27
9/17/14	244-2014	ZONING PERMIT	\$100.00
9/23/14	245-2014	TRASH REMOVAL 7500 BRANDT REIMBURSEMENT	\$38.80
9/23/14	246-2014	CENTS PER GALLON	\$2,675.35
9/23/14	247-2014	ZONING CERTIFICATE	\$100.00

Meeting Adjourned 7:27pm

ABSENT

\_\_\_\_\_  
Jerome Hirt- Chair

\_\_\_\_\_  
Cliff Wray, Vice Chair

\_\_\_\_\_  
Beth Vanhaaren- Trustee

\_\_\_\_\_  
Mrs. Deborah Watson, Fiscal Officer