



September 8, 2015

PUBLIC HEARING, 6:30 P.M.

- I CALL TO ORDER**
- II PUBLIC HEARING OF:**

Case ZA-02-15: A request from Emma Underwood of 8241 Dow Circle West, Strongsville OH 44136, to rezone the property located at 6665 and 6659 US 40 from B-1 General Business District to R-1AAA Single Family Residential. The property is identified at Miami County Parcel ID # A01-086026 and A01-086027

- III COMMENTS/ QUESTIONS**
- IV ADJOURNMENT**

REGULAR BUSINESS MEETING, 7:00 P.M.

REGULAR MEETING

CALL TO ORDER

Pledge of allegiance was taken.

APPROVAL OF THE MINUTES

A motion to approve the minutes for August 11, 2015, Regular Meeting minutes, and the August 18, 2015 Workshop Meeting minutes was made by Trustee Biggs, seconded by Trustee Hirt

STAFF REPORTS

SHERIFF

None

FIRE

See attached

ZONING

Since the last meeting three (3) application has been received and three (3) has been issued.

YEAR TO DATE (2015):

Certificates Received this year:	25
Certificates Issued this year:	25
Declarations received this year:	4
Variances received this year:	8
Conditional Use applied for this year:	4
Zoning Amendments applied for this year:	2
Zoning Text Amendments applied for this year:	0

BOARDS & COMMISSIONS:

MIAMI COUNTY PLANNING COMMISSION:

Miami County Planning Commission will meet on September 15, 2015. The Township has no cases:

BETHEL TOWNSHIP ZONING COMMISSION:

The Bethel Township Zoning Commission (ZC) will not meet for the month of September:

BETHEL TOWNSHIP BOARD OF ZONING APPEALS:

The Bethel Township Board of Zoning Appeals (BZA) will meet on September 24th to hear the following cases:

Case V-07-15: A request from Dean Shoup of 7730 Windham Rd, Tipp City, OH 45371. The applicant requests a variance to increase the total maximum size of accessory structure from One thousand Two Hundred (1200) sq ft to One Thousand Two Hundred and Fifty Six (1265) sq ft to make an addition to an existing accessory structure. The property is identified as Miami County parcel ID # A01-087138.

Case V-08-15: A request from Robert and Cynthia Adams of 2500 US 40, Tipp City, OH 45371. The applicant requests a triple variance to increase the total maximum size of accessory structure from twenty-four Hundred (2400) sq ft to Forty-eight Hundred (4800) sq ft, increase the amount of accessory structures on the parcel from two (2) to three (3), and to increase the permitted height from fifteen (15) ft to twenty-four (24) ft located at 2534 US 40. The property is identified as Miami County parcel ID # A01-001500.

2015 ZONING ENFORCEMENT:

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Current	0	3	0	0	3	2
YTD	2	16	1	3	16	32

Other (Sign)

High Grass

South palmer rd
40 and 201
201 and 571

9530 Haskett
9385 Palmer
6200 SR 571

Administrator's Report for September 8, 2015

On your Agenda today:

Resolution 15-09-081

This resolution is one of our annual resolutions. It sets the tax rates to be collected in the following year. Even though the rates say 2105, that is the rate that in established in 2015 and collected in 2016.

Resolution 15-09-082

This resolution is for nuisance abatement of high grass and weeds at this location.

PUBLIC COMMENT FOR ITEMS ON AGENDA

None

ACTION ITEMS

RESOLUTION #15-09-082

A RESOLUTION DECLARING THE PROPERTY AT 2568 US 40, 9-2-31 NW 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 4373 US 40, 9-2-31 NW 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 2568 US 40, 9-2-31 NW 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. BIGGS AND SECONDED BY MR. HIRT AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

RESOLUTION #15-09-081

A RESOLUTION ACCEPTING THE 2016 OFFICIAL CERTIFICATE OF ESTIMATED RESOURCES ALONG WITH THE TAX YEAR 2015 RATES AND AMOUNTS CERTIFICATION FROM THE MIAMI COUNTY BUDGET COMMISSION

WHEREAS, THE MIAMI COUNTY BUDGET COMMISSION HAS PRESENTED THE FISCAL OFFICER OF BETHEL TOWNSHIP, MIAMI COUNTY A CERTIFICATE OF ESTIMATED RESOURCES FOR 2016, AND THE TAX YEAR 2015 RATES AND AMOUNTS CERTIFICATION AND

WHEREAS, THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY ARE REQUESTED TO ACCEPT THE CERTIFICATE OF ESTIMATED RESOURCES AND THE TAX YEAR 2015 RATES AND AMOUNTS CERTIFICATION FROM THE MIAMI COUNTY BUDGET COMMISSION, THEREFORE

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE AMENDED CERTIFICATE OF ESTIMATED RESOURCES AND THE TAX YEAR 2015 RATES AND AMOUNTS CERTIFICATION FROM THE MIAMI COUNTY BUDGET COMMISSION BE ACCEPTED.

THE ABOVE RESOLUTION WAS MOVED BY MR. HIRT AND SECONDED BY MR. BIGGS AND THE VOTE BEING TAKEN AS:

MR. HIRT	YES
MR. BIGGS	YES
MRS. VANHAAREN	YES

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION # 15-09-081 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP MIAMI COUNTY HELD ON THE 8TH DAY OF SEPTEMBER, 2015, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

DEBORAH WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

ANNOUNCEMENTS

- September 8 Board of Trustee Meeting, Township Meeting Room, 7:00PM
- September 15 Trustee Workshop Meeting, Township Meeting Room, 8:30AM*
- September 22 Board of Trustee Meeting, Township Meeting Room, 7:00PM
- September 24 Board of Zoning Appeals Meeting 6:30pm, Zoning Commission Meeting 6:30pm*
- September 29 Trustee Workshop Meeting, Township Meeting Room, 8:30AM*

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

PUBLIC COMMENTS ON ANY TOPIC

None

Meeting Adjourned 7:45pm

Beth Vanhaaren- Chair

Gary Biggs- Trustee

Jerry Hirt- Trustee

Absent
Mrs. Deborah Watson, Fiscal Officer