

**Minutes****Bethel Township Zoning Commission****January 24, 2013 – 7:30 pm.****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present: Underwood, Caskey, Furderer, Turner, Schweiterman****Member(s) Absent: None****Staff Present: Ehrhart – Director of Planning & Zoning**

Mr. Underwood called the meeting to order at 7:30 pm.

**New Business****Election of officers for 2013**

Mrs. Turner nominated Mr. Underwood for Chair. Mr. Caskey seconded the motion.

**VOTE:**

Mr. Schweiterman	Yes
Mr. Caskey	Yes
Mrs. Turner	Yes
Mr. Underwood	Abstain
Mrs. Furderer	Yes

Mrs. Turner nominated Mr. Caskey for Vice Chair. Mrs. Furderer seconded the motion.

**VOTE:**

Mr. Schweiterman	Yes
Mr. Caskey	Abstain
Mrs. Turner	Yes
Mr. Underwood	Yes
Mrs. Furderer	Yes

**Case ZA-01-13:** A request from Teresa Wiley, 4290 Gibson Drive to rezone .72 acres located at 4290 Gibson Dr. Tipp City, Ohio 45371, from General Agricultural (A-2) to Light Industrial (I-1) on property to be used for commercial purposes.

Mr. Ehrhart presented the staff report.

Todd Emery, potential buyer of property, offered to answer questions from the Board.

Mr. Underwood asked what the size of the building is.

Mr. Emery stated it is approximately 5000 square feet.

Mr. Schweiterman asked what the use of the building will be.

Mr. Emery stated that they will use it as a commercial telecommunications contractor. Part warehouse and part office.

**Citizen Input:**

None

**Public Hearing Closed**

Mr. Schweiterman stated that the use seems appropriate.

Mrs. Furderer stated that from a real estate standpoint this is the best use for the area.

Mr. Underwood noted that the lot size is non-conforming and should be noted for the record. Also there was an encroachment of a drive isle from the neighboring property.

**Motion:**

Mr. Schweiterman moved to approve with the non-conformities being noted.

Mrs. Turner seconded the motion.

**VOTE:**

Mr. Schweiterman	Yes
Mr. Caskey	Yes
Mrs. Turner	Yes
Mr. Underwood	Yes
Mrs. Furderer	Yes

Case ZA-01-13 approved with non-conformities being noted.

**Old Business**

Minutes of March 23, 2012

Change Mrs. Turner to attending. Change the start of the meeting time. Mr. Caskey moved to approve, Mrs. Turner seconded the motion.

**VOTE:**

Mr. Schweiterman	Yes
Mr. Caskey	Yes
Mrs. Turner	Yes
Mr. Underwood	Yes
Mrs. Furderer	Yes

Minutes of November 29, 2012

Mrs. Furderer moved to approve, Mrs. Turner seconded the motion.

**VOTE:**

Mr. Schweiterman	Abstain
Mr. Caskey	Yes
Mrs. Turner	Yes
Mr. Underwood	Yes
Mrs. Furderer	Yes

Motion made by Mrs. Turner to adjourn.  
Seconded by Mr. Caskey.

Meeting Adjourned