

Minutes**Bethel Township Zoning Commission****December 22, 2016 – 7:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present: Furderer, Underwood, Reese****Member(s) not present: Berbach, Turner, Serra****Staff Present: Caskey – Township Planning and Zoning**

Ms. Furderer called the meeting to order at 7:35 pm.

ZC and staff introduced themselves.

New Business

Case ZA-05-16: A request from Debra Davis, 5700 St Rt. 571, to rezone and split off 4.03 acres from 10.024 acres at property located at 5700 St Rt. 571, Tipp City, OH 45371. This rezoning request is to allow for a lot split so the adjacent neighbor can join the 4.083 acres to their existing 10.1 acres. The remaining 5.194-acre parcel to be rezoned A-1. Both parcels to be rezoned A-1, Domestic Agriculture from A-2, General Agriculture on ground presently used for residential and agricultural purposes. The property is identified as Miami County Parcel ID # A01-071120.

Mr. Caskey presented the staff report and a letter of support from a neighbor who could not attend the meeting.

Mr. Caskey asked if there were any questions for him.

No questions.

Ms. Furderer: Any comments from those for the request?

Ms. Davis was unable to attend. Mr. Kopp, adjacent parcel owner, was present but noted the staff report was inclusive.

Mr. Laycock, a neighboring parcel owner, supports the request.

Ms. Furderer: Any comments from those against the request?

No public comments against the request.

Public discussion is closed.

Ms. Furderer: do we have any further discussion on this case?

Ms. Reese asked about access. The applicants will work with ODOT on that as our zoning resolution does not cover driveway placement on a state road.

Mr. Underwood asked why the property was being purchased. Mr. Kopp said they simply wanted to add to their existing property for when they build their house.

Mr. Underwood asked about drainage and Mr. Kopp showed where there is an area that drains. It will not interfere with the house placement.

Mr. Underwood asked if Mr. Kopp was aware of some well issues in the area and Mr. Kopp stated he was.

Mr. Underwood stated that the motion should include the conditions that the parcel be purchased by the Kopps and joined within one year.

Motion:

Ms. Reese moved to approve with the conditions.

Mr. Underwood seconds the motion.

VOTE:

Ms. Furderer – Yes

Mr. Underwood – Yes

Ms. Reese – Yes

Case ZA-05-16 approved 3-0.

Approval of September 2016 Minutes

Tabled as there was not a quorum who attended that meeting. A vote will be taken at the January meeting.

Staff Comments:

Mr. Caskey distributed Waiver of Compensation forms.

Mr. Caskey thanked the board for their service in 2016.

Mr. Caskey stated the County GIS zoning/mapping system will be updated with the project starting in January.

Zoning Commission Comments:

Mr. Underwood asked for a report on the progress of the GIS mapping update at the next meeting.

Mr. Underwood stated the Township should be prepared to act on the medical marijuana issues upcoming. Mr. Caskey noted the present zoning regulations, and the Ohio Revised Code section, seem to cover the issues. Mr. Underwood stated he wants to ensure the Trustees act on this issue if necessary. Mr. Caskey attended a seminar on the issue and will ensure the Trustees understand the implications.

Ms. Furderer asked if the Township would pay to send the board members or a representative to the Miami Valley Regional Planning Commission December conference at Sinclair College. Mr. Caskey will research that.

Mr. Underwood asked about the approved minimum size of R-1AAA lots. Mr. Caskey will research this and report back.

Adjournment:

Motion by Mr. Underwood.

Seconded by Ms. Reese.

VOTE:

Ms. Furderer - Yes

Mr. Underwood – Yes

Ms. Reese – Yes

Motion approved 3-0

Meeting Adjourned 8:35 p.m.