

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

Ms. Furderer called the meeting to order at 7:32 pm.

ZC and staff introduced themselves.

**New Business**

**Case ZA-04-16:** A request from Jeannine Friend, 6010 E US Rt 40, to split off and rezone 2.933 acres from 23.87 acres at property located at 6160 E US Rt 40, Tipp City, OH 45371 from A-2 General Agriculture to B-3 Business with the remaining 20.937-acre parcel remaining A-2 General Agriculture on ground presently used for agricultural and residential purposes. The property is identified as Miami County Parcel ID #A01-046400.

Mr. Caskey presented the staff report.

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

Mr. Berbach asked for a clarification on the parcel zoning.

No other questions.

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

Ms. Friend's daughter, Ms. Jones stated that the staff presentation was accurate.

Ms. Furderer asked the exact nature of the business use. That was provided.

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

Ms. Reese asked if this would be a completely separate parcel. That is correct.

**Motion:**

Ms. Turner moved to approve.

Ms. Reese seconds the motion.

**VOTE:**

Ms. Turner - Yes

Ms. Furderer - Abstain

Mr. Berbach - Yes

Mr. Serra – Yes

Ms. Reese – Yes

Case ZA-04-16 approved 4-0.

**Approval of August 2016 Minutes**

Mr. Berbach moved to approve the August minutes.

Ms. Turner seconds the motion.

**VOTE:**

Ms. Turner – Yes

Ms. Furderer - Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Reese – Abstain

August 2016 Minutes approved 4-0

**Staff Comments:**

Mr. Caskey introduced Julie Reese as the newest member of the Zoning Commission. Ms. Reese was appointed to Marty Caskey's unexpired term.

Mr. Brad Trostel has been appointed to Julie Reese's unexpired term on the BZA.

There was also general non-zoning discussion on the various levy and other active issues in the Township.

**Adjournment:**

Motion by Mr. Serra to adjourn.

Seconded by Mr. Berbach.

**VOTE:**

Ms. Turner – Yes

Ms. Furderer - Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Reese – Yes

Motion approved 5-0

Meeting Adjourned 8:05 p.m.