

Minutes

Bethel Township Zoning Commission

February 23, 2017 – 7:30 pm.

Regular Meeting

Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio

Zoning Commission Member(s) Present: Turner, Berbach, Serra, Underwood

Member(s) not present: Furdereer, Reese

Staff Present: Caskey – Township Planning and Zoning

Ms. Turner called the meeting to order at 7:30 pm.

ZC and staff introduced themselves.

New Business

Case: ZA-01-17: A request from Gail Halderman, 6476 US 40 (Brandt), to rezone four parcels and part of one parcel located at 6476 US 40, from their present zonings to R-1AAA Single Family Residential. This rezoning request is to allow for parcel combinations and a split resulting in three remaining parcels, 1.899 acres, .56 acres and, after taking .826 acres from the 35.98-acre A-2 parcel #A01-046600, allowing the remaining 35.154 acres to stay A-2 on ground presently used for residential and agricultural purposes. Rezoning #A01-086049, #A01-086048, and one-half of #A01-086047 will be contingent upon an approved variance from the Board of Zoning Appeals to allow for less frontage and less acreage on the lot created by this combination.

Mr. Caskey presented the staff report.

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

No questions.

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

Mr. Halderman was represented by his attorney, Mr. Shawn Taylor. Mr. Taylor explained that this request was for Mr. Halderman's estate planning. He wants to "clean up" the lots' zoning and then make two lots for his children.

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

None

Public discussion is closed.

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

Mr. Underwood had several questions about the case:

Vacated alley: Was the alley and the section of Walnut St. to the south of the new parcel vacated? The alley was vacated and Walnut St. was not.

Utilities: Are there utilities underground along the vacated alley or Walnut St.? Potentially, but this would not be relevant to the case as utility easements are grandfathered.

Planned Use Development Plan: The Township Land Use Plan states that a planned development process should be followed on rezonings in Rural Settlement areas. Mr. Caskey noted that the land use plan is not codified or part of the zoning resolution, therefore, it's not a requirement. Mr. Underwood wanted it noted that we were doing this rezoning without the plan in this case. Since there are no new buildings coming or a change in use, this was not seen as a necessity.

Use of the existing facility: Will the "museum" facility be open to the public. Mr. Taylor stated that no change to the use will take place. The "museum" will be open by invitation only. There will be meets and car shows, but nothing different than has been held on the property in the past.

Motion:

Mr. Underwood moved to approve with the condition that the smaller lot receive a variance for size and road frontage and that it be noted that a one-time pass was given to not provide a planned development survey since the property use was not changing and no additional structures would be built.

Mr. Serra seconds the motion.

VOTE:

Ms. Turner – Yes
 Mr. Underwood – Yes
 Mr. Serra – Yes
 Mr. Berbach – Yes

Case ZA-07-16 approved 4-0.

Approval of January 2017 Minutes

Motion: Mr. Underwood moved to approve the minutes for January 2017.

Mr. Serra seconds the motion.

VOTE:

Ms. Turner – Yes
 Mr. Underwood – Yes
 Mr. Serra – Yes
 Mr. Berbach – Yes

Motion approved 4-0

Staff Comments:

Mr. Caskey updated the board on the MVRPC updating of the zoning map for the last four years. This is proceeding and is in phase two: building zoning overlays to the GIS application.

Mr. Caskey reiterated that the Township will pay the registration fee for any volunteer board members wanting to attend the Miami Valley Regional Planning Commission's December 2017 event.

There was an update on the MollyBurger razing and potential uses.

Zoning Commission Comments:

Mr. Underwood thought the zoning change signs were very valuable and asked that the effort continue even though they are not required. Signs have been used for all cases except the Halderman one since we only had three signs and they were out for the variances. There will be a sign at the Halderman parcel for the variance.

Adjournment:

Motion by Mr. Underwood.

Seconded by Ms. Turner.

VOTE:

Mr. Turner – Yes

Ms. Reese – Yes

Mr. Serra – Yes

Mr. Berbach – Yes

Motion approved 4-0

Meeting Adjourned 8:15 p.m.