

Minutes

Bethel Township Zoning Commission

July 27, 2017 – 7:30 pm.

Regular Meeting

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

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

Staff Present: Caskey – Township Planning and Zoning

Ms. Furderer called the meeting to order at 7:33 pm.

ZC and staff introduced themselves.

New Business

Case: ZA-06-17: A request from Studebaker Properties Ltd., 4343 S. St. Rt. 202, Tipp City, OH 45371, to rezone 8.13 acres to I-1, Light Industrial, from A-2, General Agriculture, on ground presently used for agricultural purposes and located approximately 502 yards east of St. Rt. 202 on the south side of Studebaker Rd., Tipp City, OH 45371. This will allow for the joining of this parcel to Parcel ID #A01-074550. The property is identified as Miami County Parcel ID #A01-074500.

Mr. Caskey presented the staff report. Mr. Caskey noted that Bethel Township staff does not have a recommendation for this case.

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

No questions.

The applicant, Mr. Larry Ewald, and the potential buyer of the site, Mr. Phil Mitchell, were present to answer questions. Mr. Ewald read a statement of impact he had prepared and Mr. Mitchell provided a prospectus of his present business, which would be like what he would do with this joined parcel.

Ms. Furderer thanked them for their information.

Ms. Furderer asked if there was anyone wishing to speak for the request.

Mr. Russell Hermes spoke for the rezoning and stated that the increased taxes for the schools as well as the improvement of the existing site would be advantageous to Bethel Township.

Mr. Len Pytel spoke for the rezoning and also stated that the increased taxes for the schools as well as the improvement of the existing site would be advantageous to Bethel Township.

Ms. Furderer asked for a show of hands for each of the potential problems residents felt the rezoning would cause:

Noise – 4

Pollution – 8

Traffic – 12

Ms. Furderer asked if there was anyone wishing to speak against the request having other issues.

Mr. Jerry Lamka spoke about the noise and how the Land Use Plan calls for a rural area at that location.

Carolyn Russ spoke about the change in the neighborhood esthetic if this was approved. She was concerned about walking safely on Studebaker Road. She was concerned about the “looks” of the area as well. She also mentioned traffic, noise and potential emissions.

James Honeycutt spoke about the change in the neighborhood. He was concerned about safety on Studebaker Road and noted there have been deaths and accidents there. He felt there is too much growth in Bethel Township now.

Rick Russ stated any rezonings should adhere to the Land Use Plan. He said the expansion is not smart for the community.

Tom Hensley said he has a similar but smaller business than Mr. Mitchell and Mr. Mitchell should stay in Cincinnati and not bring his business to Bethel Township. He stated he knew all about the type of business proposed and noise pollution and potential damage to the environment were possible.

Mark Hensley said he had a petition signed by 100 area residents against the rezoning. (He was asked for a copy, but none has been received to date.) He also stated the Land Use Plan should be followed and that he wants agricultural use to stay that way on that parcel.

Ms. Furderer asked if there were any other comments.

Bonnie McHenry stated that the tax increase for the school would be a positive result of the rezoning.

Public discussion is closed.

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

Mr. Berbach asked each speaker who might pay to improve the property as is. It was determined that the owner would have those expenses.

Ms. Reese asked if we don't grant zoning on that 8 acres could he not just go for a conditional use. Mr. Caskey responded that a conditional use for an industrial use was not possible on A-2 land.

Motion:

Ms. Turner moved to approve the rezoning request as written.

Mr. Berbach seconds the motion.

VOTE:

Ms. Reese – No
Ms. Furderer – Yes
Mr. Berbach – Yes
Mr. Serra – No
Ms. Turner – Yes

Case ZA-06-17 passes 3-2.

Approval of May 2017 Minutes

Motion: Mr. Berbach moved to approve the minutes for May 2017.

Mr. Serra seconds the motion.

VOTE:

Ms. Reese – Yes
Ms. Furderer – Yes
Mr. Berbach – Yes
Mr. Serra – Yes
Ms. Turner – Yes

Motion approved 5-0

Staff Comments:

No meeting in August.

Zoning Commission Comments:

None

Adjournment:

Motion by Mr. Berbach.

Seconded by Ms. Turner.

VOTE:

Ms. Reese – Yes
Ms. Furderer – Yes
Mr. Berbach – Yes
Mr. Serra – Yes
Ms. Turner – Yes

Motion approved 5-0

Meeting Adjourned 9:18 p.m.