

Minutes**Bethel Township Zoning Commission****October 26, 2017 – 7:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present:** Lorna Furderer, Polly Turner, John Berbach, Bill Serra, Julie Reese, Jess Underwood (Alternate), Sherry Anderson (Alternate)**Staff Present:** Marty Caskey – Director, Planning and Zoning

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

ZC and staff introduced themselves.

New Business

Case: ZA-07-17: A request from Denlinger Joint Revocable Trust, 7520 Agenbroad Rd., New Carlisle, OH 45344, to rezone 21.064 acres of 43.712 acres from A-2, General Agriculture, to R-1AAA, Single Family Residential on ground presently used for agricultural purposes and located at the southeast corner of Agenbroad Rd. and Dayton-Brandt Rd. This will allow for the creation of ten 2+ acre lots on Dayton-Brandt Rd. The property is identified as Miami County Parcel ID #A01-055430.

Mr. Caskey presented the staff report.

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

No questions.

The applicant, Mr. Roger Denlinger, was present to answer questions. He stated the staff report was accurate. He also said the reasons for the rezoning and lot splits were to settle the trust among the siblings. The remaining 22.648 acres will remain with Wayne Denlinger. They will extend water, which now passes the south four proposed lots, to all lots.

Ms. Furderer asked if the board had any questions for Mr. Denlinger.

Ms. Reese asked if the new residents would be forced to connect to the water. Mr. Denlinger said no.

Ms. Turner asked if Bowman Builders would be building all houses. Mr. Denlinger stated that Bowman Builders would be selling the lots for their houses.

Ms. Reese asked about the size of the houses. Ian Bowman was present for Bowman Builders and stated the probable minimum square footage would be 2,000. There will be a minimum cost for the house, over and above the lot cost.

Mr. Berbach asked if the lot sizes were sufficient. They are all 2+ acres.

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

Mr. Roger Denlinger asked if Mr. Wayne Denlinger had anything to add. He responded no.

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

None.

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

Mr. Roger Goubeaux asked if this was part of the subdivision across the street (the SW corner of Dayton-Brandt and Agenbroad Roads). (No) Mr. Goubeaux noted that traffic is already heavy there and has been for decades. He fears ten more driveways will be more problems. He also didn't feel that more houses were in the spirit of our rural township.

Mr. Underwood, speaking as a private citizen and not an alternate to the ZC, noted the Rural designation was for three-acre lots according to the Comprehensive Land Use Plan. He also noted that it is understood that plan is a suggestion. He also acknowledged that the lots across Dayton-Brandt are two acres and were approved so this is not out of character. He agreed that water should be made available to the new houses to ease pressure on the aquifer. He was concerned about traffic increases. He also was concerned about precedent.

Mr. Greg Jackson stated his opposition is to Bethel Township becoming another Huber Heights. He moved out here from Centerville to get away from houses close to each other.

(Addendum: Mr. Caskey received a USPS letter Thursday from the Bruces opposing the rezoning due to traffic.)

Mr. Berbach asked if deputies have patrolled for speeders. Mr. Goubeaux stated that he had not had any deputies respond to his suggestions that they patrol that area of Dayton-Brandt Road. (Mr. Caskey will mention that to the Sheriff's Office liaison.)

Ms. Natalie Donahue was concerned about line-of-site at the intersection and safety to drivers. She thought there should be fewer lots for safety. She noted the school is overloaded already and more houses with children would not help that situation. She also wondered if this was the best use for the land.

Ms. Furderer asked if there were any other questions.

Ms. Furderer opened the meeting to board discussion.

Ms. Furderer wondered if a private road with an easement at the back of the lots would ease traffic concerns because that corner can be dangerous.

Ms. Furderer asked if there were any other questions.

None.

Motion:

Ms. Turner moved to approve the rezoning request.

Mr. Berbach seconds the motion.

VOTE:

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

Case ZA-07-17 passes 4-1.

Approval of September 2017 Minutes**Motion:**

Mr. Berbach moved to approve the minutes for September 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:

There will not be a meeting in November.

Mr. Caskey informed the board again about the MVRPC seminar Friday, December 1, at Sinclair Community College, and that if any members are interested in attending he would register them and the Township would pay the \$55 fee. Interested members to let him know for registration.

Mr. Caskey discussed the upcoming work session and the board felt that with elections and holidays waiting until January 2018 would be fine.

Mr. Caskey noted the December meeting if needed would be December 21, 2017.

Zoning Commission Comments:

None

Adjournment:

Motion by Mr. Berbach.

Seconded by Mr. Serra.

VOTE:

Ms. Reese – Yes

Ms. Funderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Turner – Yes

Motion approved 5-0

Meeting Adjourned 8:35 p.m.