

Minutes**Bethel Township Zoning Commission****March 22, 2018 – 7:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio**

Zoning Commission Member(s) Present: Lorna Furderer, John Berbach, Bill Serra, Julie Reese, Jess Underwood (Alternate), Sherri Anderson (Alternate)

Zoning Commission Member(s) Absent: Polly Turner

Staff Present: Marty Caskey – Director, Planning and Zoning

Ms. Furderer called the meeting to order at 7:55 p.m. due to the BZA meeting running long.

ZC and staff introduced themselves.

New Business

Case: ZA-01-18: A request from Randall and Amy Perkins, 5370 St. Rt. 571, Tipp City, OH 45371, to rezone 2.001 acres of 27.838 acres located at the same address from A-2, General Agriculture to B-2, Office/Residential, on ground presently used for residential purposes. This will allow for the creation of a pre-school in the building previously used as the Hidden Lake Golf Course Pro Shop. Miami County Parcel ID #A01-070560.

Mr. Caskey presented the staff report.

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

No questions.

The applicant, Ms. Amy Perkins, was present to answer questions. She stated that the report was accurate.

Ms. Furderer asked if the board had any questions for Ms. Perkins.

Ms. Anderson asked how many children would participate. Ms. Perkins stated seven to start and potentially up to fourteen.

Mr. Serra asked how many square feet would be used. Ms. Perkins said approximately 3,800. Ms. Perkins noted there would be restrooms, etc., that are not part of the square footage count.

Mr. Berbach asked about the difference between B-2 and B-3 and why B-2 was chosen. Mr. Caskey noted that B-2 did not have a principal permitted use of retail.

Ms. Furderer asked if there was anyone else in favor of the request wishing to speak.

None.

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

Ms. Susan Flanders, 5527 E. St. Rt. 571, was concerned about traffic, property values and a commercial use at that location and said the applicant should use an existing building in the township for this use. It was noted that this is a reuse of an existing building that was formerly used as a golf Pro Shop. Mr. Caskey asked her if the golf course was in operation when she moved to her present residence. She said it was.

Dr. Barry Pawson, 5620 E. St. Rt. 571, stated that he is neutral about the request but wanted the concerns about traffic and noise noted. He was also concerned about farm use of pesticides near a preschool.

Mr. Richard Bedwell, 5495 E. St. Rt. 571, stated that he is neutral about the request but also wanted the concerns about traffic and noise noted. He also asked about fencing and Ms. Perkins responded that the Ohio regulations on school facilities would dictate that. Mr. Caskey also noted that as a B parcel, the township has regulations as well.

Ms. Perkins also noted that any noise from the students would be during business hours.

Mr. Berbach asked about property values and Ms. Perkins stated they care about values as well since they live on the property.

Ms. Furderer asked if there were any other questions.

Ms. Furderer spoke to the traffic and property values issues noting traffic on 571 is already heavy and this use should be less than the previous golf course. She also noted that property values in the township are going up and as a realtor specializing in this area, she sees no impact from a preschool.

Ms. Furderer called for a motion.

Motion:

Mr. Serra moved to approve the rezoning request.

Ms. Berbach seconds the motion.

VOTE:

Ms. Reese – Yes

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – No

Ms. Anderson – No

Case ZA-01-18 passes 3 – 2.

Approval of Minutes: January 2018

Motion:

Mr. Berbach moved to approve the minutes for January 2018.

Ms. Reese seconds the motion.

VOTE:

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

Motion approved 5-0

Staff Comments:

There are no cases for either board in April; however, the two boards will be meeting together on April 26 at 6:30 p.m. in a work session to review the draft proposed changes to the zoning resolution.

Mr. Caskey mentioned the Township Easter Egg Hunt on March 31 at 10:30 a.m. at Friendship Park in Brandt. Ms. Furderer asked that Mr. Caskey leave some flyers about the event at Bowman and Landes Turkey Farm Store and Ms. Bonnie McHenry, reporter for the New Carlisle News, asked for a flyer as well. (Both requests were completed the following day.)

Zoning Commission Comments:

None

Adjournment:

Motion by Mr. Berbach.

Seconded by Ms. Reese.

VOTE:

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

Motion approved 5-0

Meeting Adjourned 9:05 p.m.