

Minutes**Bethel Township Zoning Commission****July 26, 2018 – 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**Zoning Commission Member(s) Absent:** Jess Underwood (Alternate), Sherri Anderson (Alternate)**Staff Present:** Marty Caskey – Director, Planning and Zoning

Ms. Furderer called the meeting to order at 7:50 p.m. due to the BZA meeting running long.

ZC and staff introduced themselves.

New Business**Case: ZA-03-18:** A request from Ezra and Beverly Wray, 9055 S. Palmer Rd., New Carlisle OH 45344, to rezone 13.000 acres of the 110-acre parcel located at the same address from A-2, General Agriculture to A-1, Domestic Agriculture, on ground presently used for residential and agricultural purposes. This will allow for a lot split. Miami County Parcel ID #A01-0019600.

Mr. Caskey presented the staff report and noted that a motion should be presented with the condition that the newly created 13-acre parcel be split as noted in the exhibits to separate the two residences.

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

No questions.

The applicants, Mr. and Mrs. Ezra Wray, were present to answer questions. Mr. Wray stated that the report was accurate and elaborated on how the split would be done.

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

None.

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.

None.

Ms. Furderer called for a motion.

Motion:

Ms. Reese moved to approve the rezoning request with the condition that the newly created 13-acre parcel be split as noted in the exhibits to separate the two residences.

Mr. Berbach seconds the motion.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Reese – Yes

Ms. Turner – Yes

Case ZA-03-18 passes 5 – 0.

Case: ZTA-01-18: A request from the Bethel Township Board of Trustees to review, and modify where necessary, the Bethel Township Zoning Resolution. Motions required for each Article.

Mr. Caskey presented the staff report and noted that each article would need a separate motion so the Board of Trustees would be able to review each on their specific changes without jeopardizing the work on the entire resolution in case of a disagreement.

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

No questions.

Mr. Caskey went over each article's changes for the audience and asked Ms. Furderer to allow audience input as each was discussed.

There was much input on Article 35 concerning parking on unimproved front yards. After resident concerns were explored, it was determined to separate that article out from the others and plan a workshop to address parking specifically.

Each article's changes were then moved and voted upon.

Article 2

Mr. Berbach moved to approve the changes to Article 2 as noted in Exhibit 1.

Ms. Reese seconds the motion.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Reese – Yes

Ms. Turner – Yes

Case ZTA-01-18 Article 2 changes passes 5 – 0.

Article 3

Mr. Berbach moved to approve the changes to Article 3 as noted in Exhibit 1.

Mr. Serra seconds the motion.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Reese – Yes

Ms. Turner – Yes

Case ZTA-01-18 Article 3 changes passes 5 – 0.

Article 5

Ms. Turner moved to approve the changes to Article 5 as noted in Exhibit 1 with the change of two acres minimum lot size to three acres minimum lot size without sewer.

Mr. Berbach seconds the motion.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Reese – Yes

Ms. Turner – Yes

Case ZTA-01-18 Article 5 changes with edit passes 5 – 0.

Article 7

Ms. Reese moved to approve the changes to Article 7 as noted in Exhibit 1 with the addition of the word (contiguous) to the minimum lot width and frontage.

Mr. Berbach seconds the motion.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Reese – Yes

Ms. Turner – Yes

Case ZTA-01-18 Article 7 changes with edits passes 5 – 0.

Article 8

Ms. Reese moved to approve the changes to Article 8 as noted in Exhibit 1.

Mr. Serra seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 8 changes passes 5 – 0.

Article 9

Ms. Reese moved to approve the changes to Article 9 as noted in Exhibit 1.

Mr. Serra seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 9 changes passes 5 – 0.

Article 12

Ms. Turner moved to approve the changes to Article 12 as noted in Exhibit 1.

Ms. Reese seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 12 changes passes 5 – 0.

Article 13

Mr. Serra moved to approve the changes to Article 13 as noted in Exhibit 1.

Ms. Turner seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 13 changes passes 5 – 0.

Article 14

Ms. Reese moved to approve the changes to Article 14 as noted in Exhibit 1.

Mr. Berbach seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 14 changes passes 5 – 0.

Article 15

Mr. Serra moved to approve the changes to Article 15 as noted in Exhibit 1.

Ms. Reese seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 15 changes passes 5 – 0.

Article 16

Mr. Berbach moved to approve the changes to Article 16 as noted in Exhibit 1.

Ms. Turner seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 16 changes passes 5 – 0.

Article 30

Ms. Reese moved to approve the changes to Article 30 as noted in Exhibit 1.

Ms. Turner seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 30 changes passes 5 – 0.

Article 36

Ms. Reese moved to approve the changes to Article 36 as noted in Exhibit 1.

Mr. Berbach seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 36 changes passes 5 – 0.

Article 38

Ms. Reese moved to approve the changes to Article 38 as noted in Exhibit 1.

Mr. Serra seconds the motion.

VOTE:

Ms. Furderer – Yes
Mr. Berbach – Yes

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

Case ZTA-01-18 Article 38 changes passes 5 – 0.

Article 39

Ms. Turner moved to approve the addition of Article 39 to the Bethel Township Zoning Resolution as noted in Exhibit 1.

Ms. Reese seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 39 addition passes 5 – 0.

Article 40

Mr. Serra moved to approve the changes to Article 40 as noted in Exhibit 1.

Mr. Berbach seconds the motion.

VOTE:

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

Case ZTA-01-18 Article 40 changes passes 5 – 0.

Approval of Minutes: June 2018

Motion:

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

Ms. Turner seconds the motion.

VOTE:

Ms. Furdereer – Yes
 Mr. Berbach – Yes

Mr. Serra – Yes
Ms. Reese – Abstain
Ms. Turner – Yes

Motion approved 4-0

Staff Comments:

There are no cases for August.

Zoning Commission Comments:

None

Adjournment:

Motion by Ms. Turner.

Seconded by Mr. Serra.

VOTE:

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

Motion approved 5-0

Meeting Adjourned 9:50 p.m.