

**Minutes****Bethel Township Zoning Commission****June 28, 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, Sherri Anderson (Alternate)

**Zoning Commission Member(s) Absent:** Julie Reese, Jess Underwood (Alternate)

**Staff Present:** Marty Caskey – Director, Planning and Zoning

Ms. Furderer called the meeting to order at 7:35 p.m. due to the BZA meeting running long.

ZC and staff introduced themselves.

**New Business**

**Case: ZA-02-18:** A request from Larry and Stephanie Dollar, 6191 Agenbroad Rd., Tipp City, OH 45371, to rezone 2.809 acres of the 4.861-acre parcel located at the same address from A-1, Domestic Agriculture to R-1AAA, Single Family Residential, on ground presently used for residential purposes. This will allow for a lot split joining the remaining 2.052-acre parcel as an adjacent land transfer to the A-1 parcel to the West. Miami County Parcel ID #A01-081385.

Ms. Furderer stated that since she has shown the house on this parcel, which is for sale, and that the realty company for which she works holds the contract, she would recuse herself.

Mr. Caskey presented the staff report and noted that a motion should be done with the condition for the joining of the newly created 2.052-acre parcel to the parcel to the west.

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

No questions.

The applicants, Mr. and Mrs. Larry Dollar, were present to answer questions. Mr. Dollar stated that the report was accurate and elaborated on how the split and join would be done. They have been there since 1994 and need to downsize.

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

None.

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

Ms. Natalie Donahue, 7835 Agenbroad Rd., stated that this was a reasonable request.

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

None.

Ms. Furderer called for a motion.

**Motion:**

Mr. Berbach moved to approve the rezoning request with the condition that the newly created 2.052-acre parcel be joined to the parcel to the west.

Ms. Turner seconds the motion.

**VOTE:**

Ms. Furderer – Abstain

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Anderson – Yes

Ms. Turner – Yes

Case ZA-02-18 passes 4 – 0.

**Approval of Minutes: March 2018**

**Motion:**

Mr. Serra moved to approve the minutes for March 2018.

Mr. Berbach seconds the motion.

**VOTE:**

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Anderson – Yes

Ms. Turner – Abstain

Motion approved 4-0

**Staff Comments:**

There is a case for July.

Mr. Caskey updated the board on the updates to the zoning resolution case.

**Zoning Commission Comments:**

None

**Adjournment:**

Motion by Ms. Turner.

Seconded by Mr. Serra.

VOTE:

Ms. Funderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Anderson – Yes

Ms. Turner – Yes

Motion approved 5-0

Meeting Adjourned 8:15 p.m.