

Minutes - APPROVED**Bethel Township Zoning Commission****January 24, 2019 – 7:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present:** Lorna Furderer, Chair; Polly Turner; Julie Reese, Vice-Chair; Sherry Anderson (Alternate); Jess Underwood (Alternate)**Zoning Commission Member(s) Absent:** John Berbach, Bill Serra**Staff Present:** Marty Caskey – Director, Planning and Zoning

Ms. Furderer called the meeting to order at 7:32 p.m.

ZC and staff introduced themselves.

New Business**Election of Officers**

Ms. Turner moved to elect Ms. Furderer board chair.

Ms. Reese seconded.

VOTE:

Ms. Furderer – Abstain

Mr. Underwood – Yes

Ms. Anderson – Yes

Ms. Reese – Yes

Ms. Turner – Yes

Motion passes 4 – 0.

Ms. Turner moved to elect Ms. Reese board vice-chair.

Ms. Anderson seconded.

VOTE:

Ms. Furderer – Yes

Mr. Underwood – Yes

Ms. Anderson – Yes

Ms. Reese – Abstain

Ms. Turner – Yes

Motion passes 4 – 0.**Case: ZA-08-18:** A request from Dean Bowman Construction, 504 N. Children's Home Rd., Troy, OH 45373, to rezone 9.179 acres on St. Rt. 202, Tipp City, OH 45371, from A-1 Domestic

Agriculture to R-1AAA Single Family Residence. This will allow for four residential lots to be split. Miami County Parcel ID #A01-250050.

Mr. Caskey presented the staff report.

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

Questions were held for the applicant.

The applicant was represented by Ian and Alex Bowman of Bowman Construction.

Mr. Caskey asked Ian Bowman if the report was accurate. He said it was and then gave a short presentation to the board. Mr. Bowman has reviewed the following: Traffic and driveway cuts with ODOT, drainage with county engineering, flood plain with county soil and water, and wells and septic with county sanitary. He stated the new homes would be very high-end and would look very nice and raise property values.

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

Ms. Reese asked why the north parcel was three acres. Mr. Bowman responded that there is an electric service line (sic: High Voltage Line) on that parcel that has an easement. The third acre adjusts for that.

Ms. Reese asked if there were well problems in that area. Mr. Bowman said he contacted the county to research surrounding wells and there were no issues.

Mr. Underwood asked if there would be basements. Mr. Bowman said that is up to the buyer and the topography.

Mr. Underwood asked about test holes and Mr. Bowman said no test holes have been dug with the exception of perc testing for the four proposed parcels.

Mr. Underwood asked about viability of septic systems. Mr. Bowman said they would be based on the size of the home and topography.

Ms. Furderer asked about ODOT and driveway cuts for four parcels. Mr. Bowman has contacted ODOT and there were no initial concerns.

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.

Mr. Todd Sonnanstine, 5901 St. Rt. 202, stated that he was concerned about traffic, wells and septic impacts.

Ms. Reese asked how many houses would be acceptable.

Mr. Sonnanstine stated that they moved to Bethel Township to have space.

Ms. Turner asked Mr. Sonnanstine if the seller knew the buyer was a builder and that houses would be the plan.

Mr. Sonnanstine said they thought there would only be one built on that parcel but this information was not from the buyer. But from Ms. Katie Sonnanstine.

Ms. Anderson asked how far apart the Sonnanstine well would be from the nearest new well.

Mr. Sonnanstine said about 300 feet.

Ms. Katie Sonnanstine, 5950 St. Rt. 202, spoke and was the seller of the parcel. She said she thought the land was perc tested for only one four-bedroom house. She believes four new wells would be a problem for her well. She also said “someone” told her that only two houses could be built there because of traffic issues.

Mr. Mark Swindon, 5574 St. Rt. 202, lives on the other side of SR 202 and said he was concerned about septic and wells being affected. His well and septic are one-half mile from the proposed parcels.

Ms. Reese asked about water for four lots. Ms. Anderson stated they may not be able to build four houses, but that wasn't the ZC's issue.

Ms. Turner also stated that the ZC needs to look at issues that are controlled by Bethel Township and water and septic are not.

Mr. Alex Bowman said soil samples have been taken at all four locations and all four were approved by the Miami County Health Department.

Ms. Furderer closed the discussion.

Ms. Furderer called for a motion.

Motion:

Ms. Turner moved to approve Case ZA-08-18.

Ms. Anderson seconds the motion.

VOTE:

Ms. Furderer – No

Mr. Underwood – Yes

Ms. Anderson – Yes

Ms. Reese – No

Ms. Turner – Yes

Case ZA-08-18 approved 3 – 2.

Case: ZTA-02-18: A request from the Bethel Township Board of Trustees to review, and present changes if necessary, Bethel Township Zoning Resolution Article 35 – Off Street Parking. Discuss changes and prepare a motion to pursue any said changes.

Mr. Caskey noted that questions from the December meeting had not yet been answered by our legal representative and until that happened, the article could not be discussed properly. Therefore it remains tabled.

Approval of Minutes: December 2018

Motion:

Ms. Turner moved to approve the minutes for December 2018.

Ms. Reese seconds the motion.

VOTE:

Ms. Funderer – Yes

Mr. Underwood – Yes

Ms. Anderson – Yes

Ms. Reese – Yes

Ms. Turner – Yes

Motion approved 5 – 0.

Staff Comments:

There will not be a meeting in February.

An updated zoning map was distributed.

Mr. Caskey received an Excel file of all parcels in the Township with acreage, addresses and owner names. This will be emailed to members.

Save the date: December 6, 2019, is the next MVRPC zoning workshop. The Township pays registration for any interested board members.

Zoning Commission Comments:

Mr. Underwood suggested we need more rezoning signs and Mr. Caskey said two more had been ordered.

Mr. Underwood asked if an aquifer map for the Township exists. Mr. Caskey will check on that.

Ms. Reese thought we should add a public comments section to the agenda. That will show up in the next agenda.

Adjournment:

Motion by Ms. Turner.

Seconded by Mr. Underwood.

VOTE:

Ms. Funderer – Yes
Mr. Underwood – Yes
Ms. Anderson – Yes
Ms. Reese – Yes
Ms. Turner – Yes

Motion approved 5-0.

Meeting Adjourned 8:35 p.m.