

Minutes - APPROVED**Bethel Township Zoning Commission****November 21, 2019 – 7:30 pm.****Worksession Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio**

Zoning Commission Member(s) Present: Lorna Furderer, Chair; Julie Reese, Vice Chair; Polly Turner, Bill Serra; John Berbach; Sherry Anderson (Alternate); Jess Underwood (Alternate)

Zoning Commission Member(s) Absent: None

Others Present: Beth VanHareen, Trustee
 Gary Biggs, Trustee
 Andy Ehrhart – Township Administrator
 Marty Caskey – Director, Planning and Zoning

Ms. Furderer called the meeting to order at 7:28 p.m.

ZC and others introduced themselves.

New Business

This meeting was a workshop to review Planned Development rules in preparation for a landowner request for this rezoning.

Mr. Ehrhart presented an overview of his experience with PD in Washington Township and Harrison Township, Montgomery County. There has not been a completed PD request in Bethel Township.

Mr. Ehrhart also went over major development items such as sewer, water, engineering plans, county involvement, etc.

Mr. Serra asked about changes to these plans as part of the process. Mr. Ehrhart noted that changes can be made but must be approved by the zoning commission if they are major. Minor changes can be approved by Mr. Caskey.

There was a general discussion of PD in the Parktowne and Huber Heights bordering land. Mr. Ehrhart noted that PD-Transition gives Bethel Township a way to help developers who border Huber Heights to have more flexibility and hopefully not annex.

Huber Heights isn't presently buying properties and the annexation and density threats are not present with the PD discussed with an applicant since the parcel is not contiguous to Huber Heights.

Ms. Furderer spoke about PD in Fairborn where she works in the zoning department.

Mr. Caskey explained the work Bethel Township has done with Miami County concerning density and infrastructure of a PD. The Township now has a working process with Miami County going forward for these requests.

The Trustees spoke about their strategies and long-range views about PD specifically, as well as some other discussion points with the Zoning Commission. The three- versus two-acre minimum parcel size was discussed and the two-acre minimum will be adhered to.

The pressure on Bethel Schools was mentioned and the Township and boards' responsibilities were discussed. School district concerns can be noted but are not part of the Township's rezoning process.

There was also a discussion of using a CIC to encourage lower-density building in the Township much like Fairborn uses. The Township CIC was disbanded and there are no plans or funding to start it again.

After all items were covered, Ms. Furderer closed the discussion.

Ms. Furderer called for a show of hands to adjourn.

VOTE:

Ms. Furderer – Yes

Mr. Underwood – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Turner – Yes

Ms. Anderson – Yes

Meeting Adjourned 9:30 p.m.