

Minutes - APPROVED**Bethel Township Zoning Commission****September 26, 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; Bill Serra; John Berbach; Sherry Anderson (Alternate); Jess Underwood (Alternate)**Zoning Commission Member(s) Absent:** Julie Reese, Vice Chair; Polly Turner**Staff Present:** Marty Caskey – Director, Planning and Zoning

Ms. Furderer called the meeting to order at 7:33 p.m.

ZC and staff introduced themselves.

New Business

ZA-05-19: A request from Nick and Katie Aspidow, 6845 Studebaker Rd., Tipp City, OH 45371, to rezone a 1.001-acre A-2 parcel to R-1AAA for the purpose of joining the parcel with their adjacent .85-acre R-1AAA parcel, creating a single 1.851-acre parcel. This will allow a new septic system to be placed in the north part of the joined parcel and the movement of the modular home to the rear. The rezoning would be contingent on receiving a variance for road frontage not equal to or greater than 175'. The properties are identified as Miami County Parcel ID #A01-082300 (R-1AAA) and A01-081720 (A-2).

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him and noted the applicant's realtor was present.

Mr. Caskey asked Tony DeAngelo if the report was accurate. He said it was and gave a short overview of why they needed this change.

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

Ms. Anderson asked how frontage was determined.

Mr. Caskey responded that this is an existing parcel with frontage that cannot be extended.

Ms. Anderson asked for an overview of the size issue.

Mr. Caskey explained that the joined parcels would equal 1.8 acres, which was under the 2 acres required.

Ms. Underwood asked about drainage. Mr. Caskey noted drainage is not part of the zoning consideration. This is a county and civil issue per the approval letter from the county.

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. Gail Black asked about the trash and drainage. Mr. DeAngelo said he was working on the trash and the drainage would be considered as they improved the property.

Mr. Steve Heffron asked about privacy, runoff and junk. Ms. Furderer stated that runoff and junk had been addressed. Privacy was not a consideration as the owners could do what they wished with the property within the Township guidelines.

Ms. Furderer closed the discussion.

Ms. Furderer called for a motion.

Motion:

Mr. Berbach moved to recommend approval of Case ZA-05-19 contingent on the variances and conditional use approval.

Mr. Serra seconds the motion.

VOTE:

Ms. Furderer – Yes

Mr. Underwood – Yes

Mr. Berbach – Yes

Ms. Anderson – Yes

Mr. Serra – Yes

Case ZA-05-19 recommended for approval 5 – 0.

Vote: Meeting date changes for November and December if needed. Stated meetings fall on Thanksgiving and the day after Christmas. Past practice has moved these meetings to the third Thursday of both months. This would be November 21 and December 19 if approved. Time: 7:30 p.m.

Ms. Furderer called for a motion.

Motion:

Mr. Berbach moved to approve the holiday date changes.

Mr. Serra seconds the motion.

VOTE:

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

Accepting the holiday meeting date changes approved 5 – 0.

Vote: Inform Trustees that no action is necessary on Case: ZTA-02-18: Review of Article 35 – Off-Street Parking and Loading.

VOTE:

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

Dismissal of case ZTA-02-18 approved 5 – 0.

Public Comments

None

Approval of Minutes: May 2019**Motion:**

Mr. Serra moved to approve the minutes for May 2019.

Mr. Berbach seconds the motion.

VOTE:

Ms. Furderer – Yes
 Mr. Underwood – Yes
 Ms. Anderson – Yes

Mr. Serra – Yes
Mr. Berbach – Yes

Motion approved 5 – 0.

Staff Comments:

There will not be a meeting in October and maybe not in November.

Please let Mr. Caskey know if any members wish to attend the December 6 all-day MVRPC seminar on Zoning. The Township pays the registration and lunch and parking are included.

Zoning Commission Comments:

None.

Adjournment:

Motion by Mr. Serra.

Seconded by Mr. Berbach.

VOTE:

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

Motion approved 5-0.

Meeting Adjourned 8:31 p.m.