

Minutes – APPROVED**Bethel Township Zoning Commission****February 27, 2020 – 7:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio**

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

Zoning Commission Member(s) Absent: None

Ms. Furderer called the meeting to order at 7:30 p.m.

ZC and staff introduced themselves.

New Business

Case: ZA-04-19: A request from Craig and Kimberly Riviello, 5165 US 40, Tipp City, OH 45371, to rezone 2.908 acres out of 30.171 presently zoned A-2 to R-1AAA for the purpose of creating a building lot for a family home. The newly created parcel to be approved contingent on the approval of frontage variances from the Bethel Township Board of Zoning Appeals. Miami County parcel ID: A01-043910.

Mr. Caskey presented the case to the commission and asked if there were any questions.

None as discussion before the meeting cleared up a lot line question. This discussion was then noted in the meeting.

Ms. Riviello stated that the report was accurate and spoke about their plan for the split and their daughter's house and asked if there were any questions.

Mr. Underwood asked if there was a way to use the existing Riviello driveway for the new parcel. Mr. Caskey said this was not possible as the County is not approving lot splits without frontage.

Mr. Dale Masin, a neighbor, asked why 30' to US 40 was considered better than an easement since he is working on a very similar plan next to his property. Mr. Caskey said we had to go with what the County would approve.

Mr. Underwood noted the remaining parcel would also need a variance. Mr. Caskey said that would be included in the BZA case.

Ms. Reese was concerned about this creating a precedent and said there are no other splits like this. Mr. Caskey and other board members noted there are several that have been approved in the last three years that are very similar to this situation. No precedence

exists since every parcel in the Township is unique and would be heard on a case-by-case basis.

Ms. Reese asked for clarification of the County processes. Mr. Caskey provided an overview of lot split, minor subdivision, major subdivision and health department process changes in the last year.

Mr. Serra moved to recommend the case for approval.

Ms. Turner seconded.

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Turner – Yes

Ms. Reese – No

Case recommended for approval 4 – 1

Approval of Minutes: January 2020

Motion to approve the minutes by Ms. Turner.

Seconded by Mr. Berbach.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Underwood – Yes

Ms. Turner – Yes

Ms. Reese – Yes

Minutes approved 5 – 0

Public Comments

None.

Staff Comments

Mr. Caskey noted there will be a meeting in March.

Mr. Caskey gave an update on the Referendum petitions for the Gutmann and Bean cases.

Zoning Commission Comments

Adjourn meeting

Ms. Furderer called for a motion to adjourn.

Mr. Serra moved to adjourn.

Ms. Turner seconded.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Serra – Yes

Ms. Turner – Yes

Ms. Reese – Yes

Meeting Adjourned 8:10 p.m.