

Minutes – APPROVED**Bethel Township Zoning Commission****January 23, 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; Julie Reese, Vice Chair; Polly Turner, John Berbach, Sherry Anderson (Alternate), Jess Underwood (Alternate)

Zoning Commission Member(s) Absent: Bill Serra

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

ZC and staff introduced themselves.

New Business**Election of officers**

Ms. Furderer nominated for Chairperson

Moved: Ms. Reese

Second: Mr. Berbach

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Underwood – Yes

Ms. Turner – Yes

Ms. Reese – Yes

Chairperson nomination approved 5 – 0

Mr. Berbach nominated for Vice Chairperson

Moved: Ms. Turner

Second: Ms. Reese

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Underwood – Yes

Ms. Turner – Yes

Ms. Reese – Yes

Vice Chairperson nomination approved 5 – 0

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 a frontage variance from the Bethel Township Board of Zoning Appeals. Miami County parcel ID: A01-043910. (TO BE TABLED)

Ms. Turner moved to table this case.

Mr. Berbach seconded.

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Underwood – Yes

Ms. Turner – Yes

Ms. Reese – Yes

Case tabled 5 – 0

Case: ZA-01-20: A request from Daniel Bernard, 7948 Ross Rd., New Carlisle, OH 45344, to rezone 1.0096 acres of 2.0096 acres presently zoned R-1AAA, Single Family Residential, and located at 7891 US 40, to A-1, Domestic Agriculture, and the adjacent parcel of 8.461 acres to A-1, Domestic Agriculture, located at 7948 Ross Road, for the purpose of splitting the 2-acre US 40 parcel, creating a 1-acre parcel on US 40 with a house and joining the newly created 1-acre parcel to the rear of the US 40 parcel to the 8.461-acre Ross Road, making the Ross Road parcel a total of 9.570 acres. Rezoning contingent on approval of a variance for road frontage for the newly created one-acre parcel. The properties are identified as Miami County Parcel ID #A01-053710 (Ross Road) and A01-053600 (US 40).

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.

Mr. Bernard stated that the report was accurate and spoke about his plan for the split and join and asked if there were any questions.

Mr. Underwood asked if there was a way to add to the west boundary so a variance wouldn't be needed. Mr. Caskey said that might have been possible, but was not the case before the ZC.

Mr. Underwood said there should be a confirmation that the east side of the house is more than 20 feet from the property line. Mr. Caskey and Mr. Bernard will check that. If not, it will be added to the variance request.

There was a discussion of one-acre, two-acre and three-acre lot size requirements. Mr. Underwood stated that this request meets or exceed Bethel Township's requirements.

Mr. Underwood moved to recommend the case for approval.

Ms. Turner seconded.

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Underwood – Yes

Ms. Turner – Yes

Ms. Reese – Yes

Case recommended for approval 5 – 0

Approval of Minutes: December 2019

Motion to approve the minutes by Mr. Berbach.

Seconded by Ms. Reese.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Underwood – Abstain

Ms. Turner – Yes

Ms. Reese – Yes

Minutes approved 4 – 0

Public Comments

None.

Staff Comments

Mr. Caskey noted there will be a meeting in February and congratulated the returning members who were reappointed to the ZC.

Zoning Commission Comments

Mr. Underwood started a discussion with the ZC members about the Bean rezoning case from December. He spoke with Dan Suerdieck at the County and the following points were discussed with him and now with the ZC:

- If a straight rezoning plan is “fuzzy” like the Bean plan it causes concern.

- There is no chance to change or challenge a straight rezoning.
- ORC gives the county all subdivision power
- We have little to no input after a rezoning is approved.

Mr. Underwood then asked if the Township can force a PD on an applicant.

Mr. Caskey will research.

Mr. Underwood asked if the resolution can be amended to force a PD in the case of a certain minimum acres.

Mr. Caskey will research.

Adjourn meeting

Ms. Furderer called for a motion to adjourn.

Ms. Turner moved to adjourn.

Mr. Berbach seconded.

VOTE:

Ms. Furderer – Yes

Mr. Berbach – Yes

Mr. Underwood – Yes

Ms. Turner – Yes

Ms. Reese – Yes

Meeting Adjourned 8:16 p.m.