

MINUTES

Bethel Township Zoning Commission

May 27, 2021 – 7:30 p.m.

Regular Meeting

Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio

Zoning Commission(s) Present: Board members: Lorna Furderer, Jess Underwood, John Berbach, Bill Serra, Julie Reese

Member(s) not present: Sherry Anderson, Josh Wilkerson

Staff Present: Mike Arnold – Director, Planning and Zoning

Mrs. Furderer brought the meeting to order at 7:30p.m.

Zoning Commission and staff introduced themselves.

New Business

Mr. Arnold presented the staff report, stated that the Miami County Zoning recommended approval with unanimous vote. Asked if there were any questions for him.

Mrs. Fisher asked if the applicant was available.

Case: ZA-03-21: A request from Laura Cremeans 9285 SR 202 Tipp City OH 45371, to rezone 2 parcels (A01-086221 0.628 acres, and A01-010300 1.88acres) presently zoned as R1-AAA, to B-2. Parcels currently used as non-residential. Proposed use for Disaster relief administration and warehousing. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution.

Mrs. Furderer asked if applicant was present

Mr. Cremeans explained his request for rezoning. Stated that with his disaster relief non profit business it would make more sense and be easier if he used one big building for storage of supplies rather than using multiple storage trailers. Stated he would also put a small office area in the new building.

Mr. Underwood asked the percentage of office space compared to the rest of the building?

Mr. Cremeans stated he was not sure exactly, but it would be a very small office.

Mr. Berbach asked to explain the history of his company.

Mr. Cremeans they started back in 2004. Started off small and built their way up to a much bigger company and travel all over the world to help rebuild damaged homes and deliver food to people in need.

Mr. Berbach asked how big will the building be

Mr. Cremeans stated 100' x 150'

Mrs. Reese asked what time they would be loading trucks

Mr. Cremeans stated that there is no set time that they kind of load as needed

Mrs. Reese asked if you can have a residence on a parcel zoned B-2?

Mr. Arnold Yes

Mr. Cremeans stated he already contacted the county to replot his 2 parcels as 1 parcel. Intends to have both zoned B-2 w a conditional use of "storage of supplies"

Mrs. Donahue asked where the entrance road would be located

Mr. Cremeans point to location on the map on projector screen

Mr. Underwood states he would be fine for approval under the conditions that the parcel meets the road frontage requirements, combining of both parcels, and a variance allowing preexisting garage to be located withing side setback.

MOTION:

Mr. Underwood motion for approval if previous conditions are met

Mr. Berbach seconded

VOTE:

Mr. Underwood: YES

Mr. Berbach: YES

Mr. Serra: YES

Mrs. Reese: YES

Mrs. Furderer: YES

Case: ZA-03-21 VOTE 5-0 FOR RECOMMENDED APPROVAL

RECOMMENDED FOR APPROVAL WITH ABOVE CONDITIONS

New Business

Mr. Arnold presented the staff report, stated that the Miami County Zoning recommended approval with unanimous vote. Asked if there were any questions for him.

Case: ZA-04-21: A request from Jason McCoy PO BOX 147 of Tipp City, Ohio 45371. Requesting property located at 4150 Gibson Dr, Tipp City, Ohio 45371 be re-zoned from A-2 to I-1. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#A01-085385.

Mrs. Furderer asked if the applicant was available.

Mrs. Furderer asked Mr. McCoy what his plans were for property

Mr. McCoy states it is an investment property States he just wants to rezone property to I-1 to match all surrounding parcels in the industrial park.

Mr. Underwood pointed out the parcel in question does not meet lot standards for road frontage (125' of the required 200') or total acreage (.72 acres of the required 2 acres)

Motion:

Mr. Underwood motioned for approval if above conditions are met

Mr. Serra seconded

Vote:

Mr. Berbach YES
 Mr. Serra YES
 Mr. Underwood YES
 Mrs. Reese YES
 Mrs. Furderer YES

CASE ZA-04-21 Vote 5-0 FOR RECOMMENDED APPROVAL

Old Business:

Approval of minutes

Motion:

Mrs. Reese motioned to approve July 2020 ZC Minutes
 Mr. Serra seconded

Mr. Berbach motioned to approve January 2021 ZC Minutes
 Mr. Serra seconded

Mr. Berbach motioned to approve March 2021 ZC Minutes
 Mr. Underwood Seconded

All minutes approved

Meeting Adjourned @ 828PM

