

MINUTES

Bethel Township Zoning Commission

August 25, 2022 – 7:30 p.m.

Regular Meeting

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

Zoning Commission(s) Present: Board members: Josh Wilkerson, John Berbach, Lorna Furderer, Ron Corbett, Bill Serra

Alternate Present: Jess Underwood

Member(s) not present: - N/A

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

Case: ZA-04-22: A request from Connie J. Houston to rezone to split off 1.5 acres from 9 acre parcel, re-zoning 1.5 acres from A-1 to R-1AAA. Miami County Parcel #A01-021500

Mrs. Furderer asked applicant to come forward

Mrs. Houston came to podium was sworn in

Mrs. Furderer asked if applicant had anything else to add

Mrs. Houston stated she's owned the property for years and would love to be able to keep her horses in the barn on the rear parcel. She stated the home on the front of property has always been a rental but has become too much to keep with and intends to sell it.

Mr. Underwood asked if there was power to the barn

Mrs. Houston YES

Mr. Corbett asked if the access drive to the rear parcel was deeded

Mrs. Houston YES

Mr. Underwood asked if the house was on well

Mrs. Houston YES

Mr. Underwood asked if she would be willing to hook into water since its available across the street

Mr. Arnold stated her parcel is directly across the street it is approx. 500 feet from water access

No further questions

Mrs. Furderer asked if there were any for or against

None

MOTION

Mr. Berbach moved to recommend approval of rezoning

Mr. Serra seconded

VOTE

Mr. Serra YES

Mr. Corbett YES

Mr. Wilkerson NO

Mr. Berbach YES

Mrs. Furderer NO

CASE ZA-04-22 APPROVED 3-2

Case: ZA-03-22: A request from D.A. Bowman Construction to re-zone Miami County Parcel #A01-059300, 60.457 acres currently zoned A-2, to R-1AAA.

Mrs. Furderer recused herself and handed over the meeting to John B, vice chair.

Mr. Arnold presented the case.

Ian and Alex Bowman gave overview of case.

Ian Bowman gave background on homes built on Dayton Brandt and Agenbroad on the old Denlinger farm. They purchased the Shaw farm early 2022. Developing now – 3-acre sites. They changed/adjusted from 2 to 3 acres to give the rural feel. Said they will abide by our requested zoning change to adjust road frontage to meet the 3 to 1 ratio, if need be, so the current plan they

have platted out will change. There will be a 30 acre buffer between Bethelville and the lots platted out for a drainage swale. They plan on building 2 homes per year on average. Not starting building til summer 2023. No homes will be started until drainage issue is addressed and done.

Alex Bowman went over the drainage issues on Bethelville, what the trustees have done for water issues along with the county. Have worked with Holzen on drainage at no cost to the residents or township. The swale will catch runoff and move to dry basin with drainage tile to absolve water runoff. Working with Cozatt Engineering on design. Again, no cost to residents.

Ian Bowman went over meeting new zoning regulations from tonight. Full plan available for all to review. The Bowman's stated the power lines would be buried at property lines. Also stated they would be open to hooking into city water if determined by Soil and Water that 20 wells would not be a good fit at that location. Discussed possibility of some sort of bond they would be willing to sign.

PUBLIC COMMENTS

Michele Pfrogner came to podium handed a paper to each of the Zoning Board members. Stated the residents spoke loud and clear last time with the referendum. Mrs. Pfrogner spoke on Beth Houston's behalf regarding concerns for traffic on Agenbroad and Dayton Brandt. Wanted to know if Don Black could legally do site work for applicant as a resident while being a trustee.

Administrator Andy Ehrhart from the crowd answered YES

Garrett Evans Bethelville resident states traffic is a non-issue in his opinion

Wayne Denlinger stated he did a traffic study himself and felt traffic is a non-issue

Carol Raterman stated she was concerned for drainage

Judith Merritt Bethelville resident asked who would maintain the drainage ditch.

Ian Bowman stated they would maintain ditch if they own it

Mike Arnold stated the property owner is responsive for maintaining ditch

Natalie Donahue had concerns about drainage agreement, because she believes agreements weren't met on a previous case regarding the pay lakes. Concerned about construction equipment

Randy Shoup 6135 E. Agenbroad stated he would prefer 5 acre lots for this development

Jeff Morford stated he hates seeing large parcel's sectioned off and concerned for overcrowding of the schools

PUBLIC COMMENTS CLOSED

BOARD DISCUSSION

Jess Underwood had concerns with 20 wells, feels public water would be a better solution

Zoning Board member Josh Wilkerson stated he had some items he'd like to show on PowerPoint

Mr. Wilkerson gave presentation showed timeline of previous rezoning attempts and referendum, 2022 ODOT Traffic studies, soil types, and overview maps of the area from 2014 to present time. Stated drainage is his main concern, along with soil type (Milton silt bloom) which is susceptible to erosion.

Mr. Berbach asked if there was anyone against

Mr. Berbach stated 73% of residents were against the rezoning last time, agrees with Mr. Underwoods concern with water.

Ian Bowman states this different than the last time with larger lots and a drainage solution. Feels last time being paired with another development case going on hurt their case. Stated they weren't totally against extending water lines

Mr. Berbach stated it was time for a motion

MOTION

Mr. Underwood moved to recommend approval of rezoning

Mr. Wilkerson seconded

VOTE

Mr. Wilkerson NO

Mr. Corbett YES

Mr. Underwood YES

Mr. Berbach NO

CASE ZA-03-22 DENIED 2-2

John Berbach moved to adjourn.

Jess Underwood seconded.

Meeting adjourned unanimously.

