

## **MINUTES**

### **Bethel Township Zoning Commission**

**December 22, 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

### **Alternate Present:**

**Member(s) not present:** - John Berbach, Jess Underwood

**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-08-22:** A request from Geoffrey A. Beams at 4444 Scarff Rd New Carlisle, Ohio 45344 requesting a re-zoning/lot split of 7.5-acre lot currently zoned A-1, to a 3 acre R-1AAA, while combining remaining 4.5 acres to adjoining 21.6 acre A-2 lot. Miami County Parcel ID #A01-030420.

Mrs. Furderer asked applicant to come forward

Mr. Beams came to podium was sworn in

Mr. Beam began speaking about the “rounded” area by his driveway. States the parcel needed to follow the driveway due to leach field location.

Mrs. Ferderer asked why he needs to have both driveways

Mr. Beam states the original driveway is winding and comes through a thick wooded area. States he paid \$15K for second driveway to utilize when needing to get larger equipment back to rear parcel.

Mrs. Furderer stated she did not like that this plan would not have the road frontage remaining contiguous

Mrs. Furderer asked road frontage of Parcel to be split off?

Mr. Arnold stated 250 feet

Mr. Beams stated he would be willing to put the driveway into a recorded deeded easement, to eliminate the incontiguous road frontage

Mrs. Furderer asked if there were any further questions from the board

NONE

Mrs. Furderer asked if there were any questions from the audience

NONE

Short break for Board discussion

### **MOTION**

Mr. Corbett moved to APPROVE **Case: ZA-08-22** under the condition of having the driveway entered a deeded recorded easement

Mr. Wilkerson seconded

### **VOTE**

Mr. Wilkerson      YES

Mr. Corbett        YES

Mrs. Furderer     YES

**Case: ZA-08-22 APPROVED 3-0**

Approved of August minutes

Ron Corbett moved to adjourn

Mr. Wilkerson Seconded

All agreed

**Meeting Adjourned at 8PM**

