

MINUTES

Bethel Township Zoning Commission

March 24, 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: Jess Underwood

Member(s) not present: - Bill Serra

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

The Zoning Commission first had to elect Chair and Vice Chair for the board. John Berbach moved to re-elect Lorna Furderer for position of Chair, seconded by Josh. Motion carried. Lorna Ferderer moved to re-elect John Berbach as Vice-Chair, seconded by Bill Serra, motion carried.

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.

None

Mrs. Furderer asked if Mr. Arnold would like to discuss the engineer report

Mr. Arnold stated he did not have the engineer report in front of him, did not bring it because the County stated they did not have any major concerns with the drainage for the area in question. He stated if she had the engineer report he had sent her and if there was something in the report, she would like to discuss she could

Mrs. Furderer read the report out loud for the audience

Case: ZA-01-22: A request from Asim Shakirian 2615 Blueflag St Tipp City, OH 45371 to re-zone Miami County Parcel #A01-044500, 16.76 acres currently zoned A-2, to B-2, located at 5556 US RT 40, Tipp City, Oh 45371.

Mr. Furderer asked if applicant was present

Mr. Shakirian came to podium, swore in.

Mr. Shakirian stated his goal was to take the parcel and divide it between himself and his brother, build their homes on the property and park their semis along the rear. Stated 5 semis on his property, 4 on his brother, with the possibility of doubling that number over the next 10 years, but wasn't sure.

Mrs. Furderer Asked if he intended on tearing down the existing residential property

Mr. Shakirian stated yes, he would be tearing the old house down and building new

Mrs, Furderer asked how the parcel would be split

Mr. Shakirian stated he was not exactly sure at this time if he would split it in half between him and his brother or split it into 3.

Mr. Berbach asked why B-2

Mr. Shakirian stated he would need a conditional use either way, but with B-2 he could build his home there

Mrs. Furderer asked if he had spoken to ODOT about entrance and exits onto US RT 40

Mr. Shakirian stated no he had not

Mr. Corbett asked if he could explain his business

Mr. Shakirian states his business is having his trucks dispatched out every 2 weeks to pick up and deliver across country. He states there will be no loading or unloading at his place

Mrs. Furderer asked if he turned in a parking plan

Mr. Shakirian stated he had not made a parking plan at this point, and does not know which part of parcel he intends on building, but plans on parking in the rear

Mr. Arnold stated that he had spoken with the Applicant about having a parking plan before the BZA meeting for which they would be voting to approve or disapprove of his parking lot conditional use

Mrs. Furderer had concerns about parking on gravel

Mr. Arnold stated applicant hadn't decided on gravel, concrete or asphalt at this time and it really didn't make a difference to the applicant

Mr. Wilkerson asked if the applicant had talked to anybody about the possibilities of any drainage issues on the property

Mr. Shakirian said he had not, other than the report read to him at the Miami County Commissioners meeting. He stated he would definitely do whatever is necessary to make it work

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

NONE

Mrs. Furderer asked if there was anybody in the audience FOR the case that would like to speak

NONE

Mrs. Furderer asked if there was anybody from the audience AGAINST the case that would like to speak

Mr. Galentine 5505 US RT 40 came to the podium States he has concerns for lowering the value of his home, did not want to look at semi's or have semi traffic, and for potential flooding of the area in question. Also stated at least if Huber Heights got the land the Township would receive tax benefits from all the development

Mrs. Furderer informed resident that the Township would not receive tax benefits, only the school

Resident stated he would still rather it be developed than have this business there

Mr. Sortman 8840 Flick Rd came to the podium Stated concern for noise from semi's and possible flooding of the area in question

Mrs. (Susan) Donahue 5505 US RT 40 came to podium Stated they live across the street and are afraid this business will bring down their home value stated concern for semi traffic

Natalie Donahue 7835 Agenbroad Stated she did not believe B-2 was a good fit for the area. Asked why the applicant didn't go for a B-3 Zoning instead

Mr. Arnold told Mrs. Donahue he went with the B-2 because it would guarantee him being able to build his home on the property without needing a conditional use to do so

Mr. Underwood stated he would recommend as part of the approval process to limit the number of semis allowed on the property Also stated he would be concerned about the County tiles on the property

Mrs. Furderer asked if there was anybody else present that would like to speak

NONE

MOTION

Mr. Berbach motioned to Approve Case ZA-01-22
Mr. Corbett Seconded

VOTE

Mr. Wilkerson	NO
Mr. Serra	NO
Mr. Corbett	NO
Mr. Berbach	NO
Mrs. Furderer	NO

Case ZA-01-22 FAILED 5-0

OLD BUSINESS

Unanimous Approval of October 2021 Zoning Commission Meeting Minutes

Meeting adjourned 8:15pm