

Minutes**Bethel Township Zoning Commission****November 29, 2012 – 7:30 pm.****Workshop Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present: Bush, Underwood, Caskey, Furderer, Turner****Member(s) Absent: Schweiterman****Chairman Bush****Staff Present: Ehrhart – Director of Planning & Zoning**

Mr. Bush called the meeting to order at 7:30 pm.

New Business

Case ZA-02-12: An application from Phillip and Kerry Jergens to rezone a 2.536 acre tract of land from A-2 General Agriculture to R-1AAA, Single Family Residential and a 6.284 acre tract of land from A-2, General Agriculture to A-1 Domestic Agriculture located 8015 State Route 571.

Mr. Ehrhart presented the staff report.

Mr. Underwood covered non-conforming situations on the property. Mr. Underwood stated that we have dealt with these in the past and have noted them in the record.

Mr. Underwood asked if there had been a survey done on the property.

Mr. Jergens stated that most of the survey had been done using GPS.

Mr. Underwood asked if Mr. Jergens understood the Non-conforming situation.

Mr. Jergens stated that he did.

Mr. Underwood stated that the Non-conformities should be noted in the record.

Mr. Ehrhart stated they would be put with the case and noted in the minutes.

Citizen Input:

None

Motion:

Mrs. Turner moved to approve Case ZA -02-12 subject to noting the Non-conformities on the property. Non-conformities being:

- 1: The Barn on Parcel 1 and the Shed on Parcel 1 are larger than the maximum square footage allowed for the size of the lot.
- 2: The Barn on Parcel 1 exceeds the maximum height allowed for accessory buildings (being taller than the primary structure).
- 3: The Garage on Parcel 2 is located in the “front yard”.

Mr. Caskey seconded the motion.

VOTE:

Mr. Bush	Yes
Mr. Caskey	Yes
Mrs. Turner	Yes
Mr. Underwood	Yes
Mrs. Furderer	Yes

Motion to approve case ZC-02-12 approved subject to changes noted with a vote of 5-0

Old Business

None

Motion made by Mr. Underwood to adjourn.
Seconded by Mr. Caskey.

Meeting Adjourned