



RESOLUTION #24-11-094

A RESOLUTION TO APPROVE CASE ZA-04-24: A REQUEST FROM ALLAN AND CASSANDRA REA, 955 FREE ROAD, NEW CARLISLE, OH 45344, TO REZONE TWO ADJOINING PARCELS LOCATED AT 6585 US 40 E (BRANDT), TIPP CITY, OH 45371, FROM B-1 TO R-1AAA FOR THE PURPOSE OF SELLING SAID PARCELS FOR RESIDENTIAL USE

The Bethel Township Board of Trustees met in Regular session on November 4<sup>th</sup>, 2024 at the offices of the Bethel Township Trustees with the following Trustees being present: Kama Dick, Julie Reese, and Beth van Haaren

Trustee VanHaaren moved for the adoption of the following resolution:

WHEREAS, a request has been made by Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, to rezone two adjoining parcels, A01-086034 (house) and A01-086035 (garage), located at 6585 US 40 E (Brandt), Tipp City, OH 45371, from B-1 to R-1AAA for the purpose of selling said parcels for residential use; AND

WHEREAS, the parcels have been in residential use for decades; however, for a sale as a residence, the parcels must be rezoned R-1AAA; AND

WHEREAS, the rezoning is contingent on Board of Zoning Appeals approval of all variances requested (V-02 to 09-2024); AND

WHEREAS, the Miami County Planning Commission recommended approval of the proposed rezoning; AND

WHEREAS, the Bethel Township Board of Zoning Appeals voted unanimously to approve all variances requested; AND

WHEREAS, the Bethel Township Zoning Commission voted unanimously to recommend approval of the proposed rezoning conditional upon the joining of the two parcels into a single parcel. THEREFORE

BE IT RESOLVED, by the Board of Trustees of Bethel Township, Miami County, that Zoning Case #ZA-04-24, a request from Allan and Cassandra Rea, 955 Free Road, New Carlisle, OH 45344, to rezone two adjoining parcels located at 6585 US 40 E (Brandt), Tipp City, OH 45371, from B-1 to R-1AAA for the purpose of selling said parcels for residential use be approved contingent upon the joining of the two parcels into a single parcel. Miami County Parcel Numbers: A01-086034 (house)/A01-086035 (garage).

Trustee Dick seconded the motion and the Board voted as follows upon roll call:

<b>Vote:</b> Trustee Kama Dick	<u>✓</u> <u>Kama Dick</u>
Trustee Julie Reese	<u>✓</u> <u>Julie Reese</u>
Trustee Beth vanHaaren	<u>✓</u> <u>Beth van Haaren</u>

CERTIFICATE OF RECORDING OFFICER

I, Rhonda Ross, do hereby certify that the foregoing is a true and correct copy of RESOLUTION #24-11-094 adopted by the Board of Trustees of Bethel Township, Miami County on the 4<sup>TH</sup> DAY OF NOVEMBER, 2024, and that I am duly authorized to execute this certificate.

Rhonda Ross

Rhonda Ross, Fiscal Officer  
Bethel Township, Miami County, Ohio