

CURRENT

Bethel Township Trustees

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Planning & Zoning

Marty Caskey

Lead Road Worker

Robert Yocum

Township Offices

8735 S. Second Street (Brandt)

Tipp City, Ohio 45371

937.845.8472

3.8 mill Levy RENEWAL on Ballot in November

On November 7, Bethel Township voters will have the opportunity to vote on the renewal of the 3.8 mill Levy. This levy, originally passed by voters in August 2003, was created to help the Township fight annexation. Voting "FOR" the 3.8 mil levy will **not** increase your taxes. Levy funds are used to preserve, protect and promote Bethel Township. To date, the levy funds have been used for a variety of infrastructure projects. For example, the Brandt Sewer project, extension of the sewer line to Bethel Local Schools, repaving of Wiley Industrial Park, Singer Road, Brandt Streets after the sewer project, improving the bathrooms at Friendship Park and the Phoneton Water Project have all been made possible by funds from the 3.8 mill Levy.

In addition, because the township has this money, dedicated to "preserve, protect and promote Bethel Township" we are able to apply for grant money to offset the cost of the projects. For example, 3.8 mill levy funds were used in 2007 to hire a consulting firm to do an engineering study for the Phoneton Sewer Project. Because of this completed study, the Phoneton Sewer Project was awarded a \$5.5 million dollar grant from the Ohio EPA for the construction of the Project. In addition, the township received a \$900,000 grant to extend the sewer line from Clark County to Brandt, reducing the cost of that project and lowering assessments to residents. In 2016, because of the 3.8 mill Levy, the township was able to apply for a matching grant (meaning we had to have funding to "match" what was given) from the Ohio Water Development Authority and received a \$400,000 grant for the Phoneton Water Project, which is nearing completion.

State laws strongly favor municipalities in annexation issues. While there is no silver bullet to completely halt annexation, availability of water and sanitary sewer greatly reduces the need for a property owner to annex to Huber Heights. The city of Huber Heights has annexed over 600 acres of land that once belonged to Bethel Township. Since 2003, no additional land has been lost to annexation. However, one only needs to drive on US 40 and see the extensive building projects to the south. The township trustees greatly appreciate the voter support the 3.8 mill Levy has received over

From the Fire Department

As many of you are aware, Bethel Township was again the victim of Mother Nature on May 25, 2017, when an EF1 tornado touched down in Park Layne and continued northwest into Bethel Township. There was property damage in several locations, but we are pleased there were no reported injuries. Following the storm, crews were responding to multiple locations, various roads were closed, and several power lines were down or coming down. The responding emergency crews were surprised by the amount of traffic on the roadways during this time. The next day there were several social media postings with pictures of the damage or reports from people who had gone out to "survey" the damage.

Fire and EMS 2017:

Runs from 4/1/17—6/13/17:

EMS 85 Fire 28 Total 111

Runs YTD:

EMS 183 Fire 64 Total 247

Just a friendly reminder that following a major event such as this, emergency crews are very busy and affected locations may be dangerous. Some may not be identified until it's light enough. While it's natural to be curious about the damage and concerned about your neighbors, please do not travel around to sites unless necessary. Let's all give our first responders a few hours to get situations under control for their safety as well as yours.



Zoning Update

Zoning certificate applications

ZC-08-17	Ross Rd./St. Rt. 202	New residence
ZC-09-17	9675 S. Bellefontaine Rd.	Detached garage
ZC-10-17	6334 Dayton Brandt Rd.	Inground pool
ZC-11-17	5770 St. Rt. 571 E.	New Residence
ZC-12-17	4270 Rudy Rd.	Shed
ZC-13-17	4485 Gibson Dr.	Signs
ZC-14-17	7663 US Rt. 40	New Residence
ZC-15-17	7490 St. Rt. 201	Three Canopies (Bethel School)
ZC-16-17	7066 Dayton-Brandt Rd.	New Residence
ZC-17-17	6685 E Studebaker Rd	Garage
ZC-18-17	2985-29 E. US Rt. 40	Accessory building
ZC-19-17	8075 S. Palmer Rd.	Accessory building

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA)

The Board of Zoning Appeals reviewed the following variance and conditional use cases March-May, 2017. Approved unless otherwise noted.

Variance applications

V-02-17	9675 Bellefontaine Rd.	Accessory building height of 16’8”, which is 20” higher than permitted
V-03-17	2987 US 40	Accessory building height of 19’6”, which is 4’6” higher than permitted and 2,240 square feet, which is 640 square feet larger than permitted.

Conditional Use Applications

CU-01-17	968 Bellefontaine Rd.	Veterinary clinic
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BETHEL TOWNSHIP ZONING COMMISSION (ZC)

The Zoning Commission reviewed the following cases March—May, 2017. Approved unless otherwise noted.

ZA-07-16	968 Bellefontaine Rd.	Rezoning 2.518 acres from R-1AAA to B-2 for a veterinary clinic
ZA-06-17	Studebaker Rd.	Rezoning one parcel from A-2 to I-1 (Pending)

The ZC meets on the fourth Thursday of the month at 7:30 PM and the BZA meets on the fourth Thursday of the month at 6:30 PM in the Bethel Township Meeting Room when they have cases. Public notice for both the ZC and the BZA

Spotlight on the Bethel Township Zoning Commission

The Zoning Commission is made up of Trustee-appointed volunteer residents, has three principal duties:

1. Preparation of the Zoning Resolution
2. Initiation of amendments. One of the major responsibilities of the zoning commission is to propose amendments to the zoning text and map as the need arises. Zoning must not be static, but must change with the times.
3. On those amendments that are initiated by the Township Trustees or those that are requested by property owners, it is the responsibility of the zoning commission to make a formal recommendation to the Township Trustees.

Although the Zoning Commission only makes recommendations to the Township Trustees of what action to take, considerable weight is attached to their recommendations. If the Township Trustees wish to overrule or modify the recom-

Business Spotlight—Iron Workers Local 290

Iron Workers Local 290 began in Dayton in 1919 and in 2016, moved to their facilities to Bethel Township. Iron Workers Local 290 is a skilled trade union, supplying skilled craftsmen to build bridges, hospitals, schools, office buildings, and to maintain current facilities already in operation. Their facility on US Rte 40 is a training facility for apprentices and members. Their goal is to offer one of the best training facilities for Iron Workers in the country. The members often take additional training classes to stay abreast of the most up to date safety standards. At Local 290 they take pride in training, equal employment opportunities and “Helmets to Hardhats” program for veterans. Their goal is to continue to build relationships with the community as well as building the infrastructure of cities and towns.



Currently, the Iron Workers Local 290 has 490 active members working across Ohio and Indiana, with 100 of them being apprentices. Apprentices have a long history dating back to ancient Greece when young workers entered a term of service, (now called indenture-ship,) to a skilled tradesman to learn his craft. An apprentice is an employee who learns a skilled trade through planned, supervised work on-the-job, while at the same time receiving related technical classroom instruction. Apprentices are required to sign an indenture agreement with the joint apprenticeship committee that spells out the requirements and expectations of an apprentice ironworker. The Iron Workers program is for 4 years and when students graduate from their apprenticeship, they are 6 classes

shy of having an associate’s degree in construction science.

Iron Workers Local 290 will continue to expand their training programs, relationships, and career opportunities with our community. If you would like further information about the Ironworkers, please visit our website at www.iron290.com.

Cemetery Gravesite Verification

This spring, Bethel Township contracted with Ground Penetrating Radar Systems Inc. (GPRS) to conduct underground scans of Bethel West and West Charleston cemeteries. Both cemeteries were taken over by the Township in the 1950’s for maintenance and future burials. Due to the age of these cemeteries and burials prior to the Township taking over, the Township only had some paper records and the physical locations of headstones as a guide for future burials. Verifying actual gravesites and matching them up with existing records was necessary to confidently conduct future burials.

The GPRS scanning sends a radar signal into the ground, which in turn identifies objects within the earth. This service is used to locate underground pipes, structures, gravesites, etc. The identified objects are marked temporarily on the ground but also are recorded with GPS coordinates. This produces a very accurate map. Following the final mapping, the Township will take the data and compare it with the paper records to form a map-based database that will contain not only an accurate record of the gravesites but also their physi-

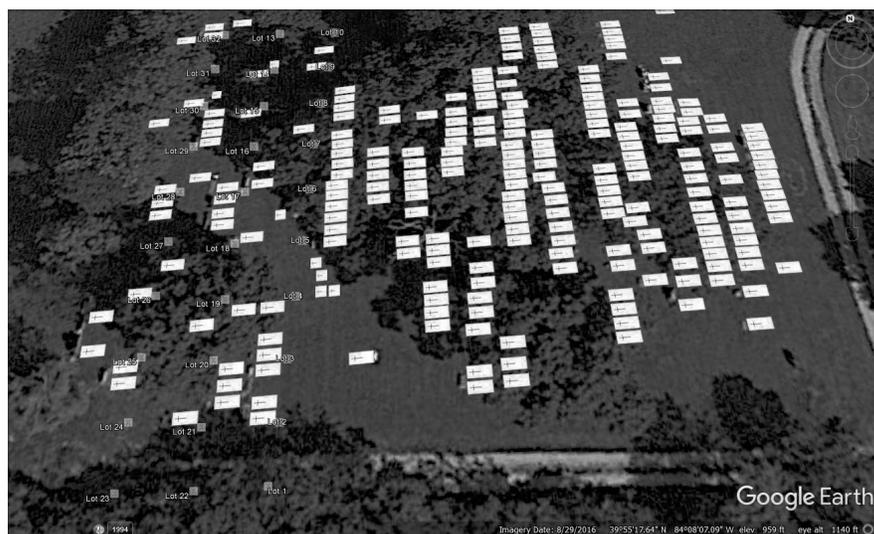


Image showing draft map of West Charleston Cemetery



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CALENDAR OF EVENTS

VISIT US ON THE WEB AT WWW.BETHELTONNSHIP.ORG

Or like us on Facebook— Bethel Township, Miami County, Ohio

July

- 4 Independence Day—Township Offices Closed
- 5 Historical Society Meeting, 7 PM
- 11 Trustees Regular Business Meeting, 7 PM
- 18 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 25 Trustees Regular Business Meeting, 7 PM
- 27 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

August

- 2 Historical Society
- 8 Trustees Regular Business Meeting, 7 PM
- 15 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 22 Trustees Regular Business Meeting, 7 PM
- 24 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

September

- 4 Labor Day—Township Offices Closed
- 6 Historical Society Meeting, 7 PM
- 12 Trustees Regular Business Meeting, 7 PM
- 19 Co. Planning Commission Mtg. in Troy, 7:30 PM
- 26 Trustees Regular Business Meeting, 7 PM
- 28 Board of Zoning Appeals Meeting, 6:30 PM
Zoning Commission Meeting, 7:30 PM

Please note:

The Board of Trustees meets in Workshop Session on the 1st and 3rd Tuesdays of each month @ 8:30AM in the Township Building in Brandt. Please check the Township’s website at www.betheltownship.org for Workshop Session cancellations.

All meetings are held in the Bethel Township Community Room, 8735 S. Second Street-Brandt unless otherwise noted.