

Minutes**Bethel Township Board of Zoning Appeals****November 16, 2017 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Debbie fisher, Judy Poettinger, Steve Owens, Darrin Anderson**Member(s) not present:** Neal Sonnanstine, Jeff Butt**Staff Present:** Marty Caskey – Township Planning and Zoning

Ms. Fisher brought the meeting to order at 6:30 p.m.

BZA and staff introduced themselves.

New Business

Case CU-02-17: A request from JC Snediker, 6165 St. Rt. 201, Tipp City, OH 45371, for a conditional use on his parcel that will allow him to use the parcel and existing barn for a wedding and events venue. The parcel is zoned A-2. The property is identified as Miami County Parcel ID #A01-059130.

Mr. Caskey presented the staff report.

Mr. Caskey asked if there were any questions for him.

None.

Ms. Fisher asked if the applicant was available. Mr. Snediker was sworn.

Mr. Snediker presented his plan for the barn and how it would be used for weddings and other events.

Ms. Fisher asked if there were questions for Mr. Snediker from the board.

Mr. Owens asked if this was going to be like A Secret Garden on US 40.

Mr. Snediker said it would be similar.

Ms. Fisher asked if there were any comments from the audience.

Mr. Ryan Lustedder stated that he is the adjoining property and he is totally against the CU. He read a letter from another neighbor with several questions to be answered (letter attached).

1. What events would be allowed?

Mr. Snediker said weddings, office parties, graduation parties, etc.

2. Will there be permanent structures added to the property?

Mr. Snediker said no, only the barn will be used. There will be a porta john trailer.

3. Floor loads, food, etc.?

Mr. Snediker said Miami County will be contacted for any of these issues.

4. Alcohol?

Parties would supply their own.

5. Hours?

Mr. Snediker: Saturdays to start and maybe other days added. The parties would conform with the Bethel Township noise resolution guidelines.

Mr. Lustedder said he moved to Bethel Township for the quiet and peaceful use of his property and wouldn't have done so if he had known there would be an event venue next door. Since it's not zoned for that, it should not be approved.

He asked about car engines running, honking horns, drunk drivers leaving headlights on his house, and the decline in property values.

Mr. Owens asked about how close cars would be to the neighbor's home.

Mr. Snediker stated that it would be 70 feet at least.

Ms. Rachel Taylor spoke against the CU for the same reasons.

Mr. James Walsh spoke against the CU for the same reasons. He also stated he specifically did not open his machine shop on his property because he wouldn't want to annoy the neighbors.

Karen Niswonger spoke against the CU and agreed with previous speakers.

Ms. Lorna Funderer spoke about the concerns neighbors had with 3 Springs Pay Lake and how they didn't come to pass. She said Mr. Snediker should be given a chance. She also noted Mr. Gale Halderman in Brandt had Mustang car shows and they were never a problem with neighbors.

Mr. Lustedder noted that it's not a "chance," since if approved, they will be stuck with it.

Mr. Snediker responded to all speakers by stating he would certainly control anything he can on the property.

Ms. Fisher asked if there were any more comments.

None.

Motion:

Motion to table Case CU-02-17 until December 21, 2017 at 6:30 p.m. for additional information by Mr. Anderson.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes
 Ms. Poettinger – No
 Mr. Anderson – Yes
 Mr. Owens – Yes

3: Old Business

Approval of minutes from April 2017 and August 2017

Motion to approve the April Minutes by Mr. Owens.

Seconded by Ms. Fisher.

VOTE:

Ms. Fisher – Yes
 Mr. Owens – Yes

Motion to approve the minutes of September 2017 by Ms. Poettinger.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Abstain
 Ms. Poettinger – Yes
 Mr. Anderson – Yes
 Mr. Owens – Yes

4: Other Business

Communications and Reports

Mr. Caskey reminded the board the December meeting will be December 21, 2017, at 6:30 p.m. There will be two cases.

Mr. Caskey reiterated the MVRPC seminar is Friday, December 1, at Sinclair Community College, and that if any members are interested in attending he would register them and the Township would pay the \$55 fee. Interested members to let him know for registration.

Mr. Caskey discussed the upcoming work session and the board felt that with elections and holidays waiting until January 2018 would be fine.

Board of Zoning Appeals Comments

None

Adjournment:

Motion to adjourn by Ms. Poettinger.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

Mr. Owens – Yes

Meeting adjourned at 8:53 p.m.

TO THE MEMBERS OF THE BOARD OF ZONING APPEALS,
I APPOLIZE TO ALL FOR NOT BEING ABLE TO ATTEND
THIS MEETING AND THANK ALL INVOLVED.

IF ALLOWED, I HAVE ASKED MY NEIGHBOR, RYAN
LOSTUTTER, TO READ A COPY OF THIS LETTER
HE WILL GIVE TO YOU THAT I GAVE HIM TO READ.

IN 1993 MY WIFE AND I BOUGHT THE SOUTHEAST
CORNER OF STRT 571 AND ST. RT. 201 AND BUILT OUR
HOME. WE MOVED IN EARLY 1994 AND HAVE ENJOYED
THE FARMING COMMUNITY EVER SINCE.

MY QUESTIONS AND OPINIONS ARE AS FOLLOWS.

- ① WHAT IS ALLOWED TO HAPPEN UNDER WEDDING
AND EVENT VENUE? IS A CAR OR MOTORCYCLE
CRUISE IN FOR A WEEKEND AN EVENT?
- ② HOW WILL IT BE REZONED SINCE IT WILL BE A
PERMINENT STRUCTURE - NOT TEMPORARY LIKE
THE TENT ON U.S. RT 40?
- ③ HOW WILL THE BETHEL TOWNSHIP AND MIAMI
COUNTY ENGINEERS HANDLE FLOOR LOADS, SILO
VIEWS, KITCHENS, FOOD DISPANSING AREAS, AND
REST ROOM FACILITIES? WILL WE GET TO SEE AND
SMELL 10 TO 20 PORT A FONS?
- ④ ALL WEDDING'S INVOLVE TOASTS, IE. CHAMPAIN,
WINE, BEER, AND A BOTTLE OR 2 IN THE TRUNK.
WE ALREADY HAVE PROBLEMS AT THE CORNER.
- ⑤ WHAT WILL THE POSTED HOURS BE AND WHO
WILL ENFORCE THEM? ALL FARMS MAKE SOME
NOISE FROM SUN UP TO SUN DOWN, EVEN DOG'S
SLEEP AT NIGHT, UNLESS SOMETHING IS GOING ON

THAT DOES NOT BELONG!

I THANK YOU AGAIN FOR YOUR SERVICE TO THE COMMUNITY AND WILL CONTINUE SUPPORT YOU AND YOUR DECISIONS!!

Robert Stang
ROBERT STANG
7060 E. ST. RT. 571
TIPP CITY OHIO
45371
11-13-2017