

Minutes**Bethel Township Board of Zoning Appeals****September 28, 2017 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Neal Sonnanstine, Judy Poettinger, Steve Owens, Jeff Butt, Darrin Anderson**Member(s) not present:** Debbie Fisher**Staff Present:** Marty Caskey – Township Planning and Zoning

In Ms. Fisher's absence, Mr. Sonnanstine called the meeting to order at 6:51 p.m.

BZA and staff introduced themselves.

New Business

Case: V-06-17: A request from Darrin and Sherry Anderson, 5110 E St. Rt. 571, Tipp City, OH 45371, to allow a pool to be within 3.5 feet of the house and garage. Zoning calls for 6 feet. The property is identified as Miami County Parcel ID # A01-087068.

Mr. Caskey presented the staff report.

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

Mr. Butt asked if there was any other area where the pool could go and if it is centered between the building as shown.

Mrs. Anderson said it was centered and based on the layout of the parcel and buildings, this was the best placement for the pool.

Mr. Sonnanstine: Any comments from those for or against the request?

None.

Motion:

Motion to approve Case V-06-17 by Mr. Butt.

Seconded by Mr. Owens.

VOTE:

Mr. Sonnanstine – Yes

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Abstain

Mr. Owens – Yes

Case: V-07-17: A request from Anthony Goodman, 5209 S. St. Rt. 202, Tipp City, OH 45371, for an accessory building roof height, larger footprint, and building in front of the front line of the house than allowed. The accessory building will be 2800 square feet and the height at roof midpoint will be approximately 20 feet. Zoning calls for a maximum of 2600 square feet and a height of 15 feet. The property is identified as Miami County Parcel ID # A01-072800.

Mr. Caskey presented the staff report.

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

Mr. Sonnanstine asked if the applicant was at the meeting. The applicant was out of town and asked his father, Harold Goodman, to represent him. Mr. Goodman stated the applicant had spoken to neighbors and there were no objections. He also noted that the applicant moved from a larger home to this smaller one and needs the extra storage.

Mr. Sonnanstine: Any comments from those for or against the request?

None.

Motion:

Motion to table Case V-07-17 by Mr. Anderson.

Seconded by Mr. Butt.

VOTE:

Mr. Sonnanstine – Yes

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

Mr. Owens – Yes

3: Old Business

Approval of minutes from April 2017 and August 2017

Due to not having a quorum, the April meeting minutes were tabled until the next BZA meeting.

Motion to table approval of the minutes by Ms. Poettinger.

Seconded by Mr. Owens.

VOTE:

Mr. Sonnanstine – Yes

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

Mr. Owens – Yes

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

Seconded by Mr. Owens.

VOTE:

Mr. Sonnanstine – Yes

Mr. Butt – Abstain

Ms. Poettinger – Yes

Mr. Anderson – Abstain

Mr. Owens – Yes

4: Other Business

Communications and Reports

Mr. Caskey informed the board of Mr. Durst's resignation.

Mr. Caskey informed the board about the MVRPC seminar 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 Mr. Butt.

Seconded by Ms. Poettinger.

VOTE:

Mr. Sonnanstine – Yes

Mr. Butt – Yes

Ms. Poettinger – Yes

Mr. Anderson – Yes

Mr. Owens – Yes

Meeting adjourned at 7:20 p.m.