

Minutes**Bethel Township Board of Zoning Appeals****March 22, 2018 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****BZA Member(s) Present:** Debbie Fisher, Jeff Butt, Steve Owens, Darrin Anderson**Member(s) not present:** Judy Poettinger**Staff Present:** Marty Caskey – Director, Planning and Zoning

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

BZA and staff introduced themselves.

New Business

Case: V-01-18: A request from Andrew and Kendra Wise, 1990 Cider Mill Way, Tipp City, OH 45371, for an accessory building roof height and larger footprint than allowed, and potentially building in front of the front line of the house. The accessory building will be 4,800 square feet and the height at roof peak will be approximately 22 feet at 2750 Ginghamburg West Charleston Rd., Tipp City, OH 45371. Zoning calls for a maximum of 2,600 square feet and a height of 15 feet. The property is identified as Miami County Parcel ID #A01-037740.

Mr. Caskey presented the staff report and asked if there were any questions for him.

Mr. Butt asked if Mr. Caskey had a recommendation. Mr. Caskey said he had been asked in 2016 to not make recommendations since any case brought to the boards was eligible for approval if the board desired. If there was a fatal problem with a request, it would not be brought to the board.

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

Mr. Wise presented an overview of his proposed house and accessory building. The building's look, size, placement, interior, landscaping, etc., were reviewed.

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

Mr. Owens asked if the building could be moved from the proposed site. Mr. Wise said the land drops off significantly to the rear and the leach field is to the front.

Mr. Butt asked where the well would be located. Mr. Wise said it would be behind the house.

Ms. Fisher asked about the house. Mr. Wise described the floorplan and size. He noted the house and building would total over \$600,000.

Mr. Butt asked if the well could be moved and the building put behind the house. Mr. Wise said this is not possible.

Mr. Owens asked if the building could be lower on the property, so the roof wouldn't be so obvious. Mr. Wise stated that the request was based on the best placement of all facilities.

Ms. Fisher asked if there were any comments from the audience in support of the variance request.

Mr. Robert Bower stated that he knows the Wises and any buildings on their property would be an asset to the road.

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

Mr. Doug Rabe, 2605 Ginghamburg-West Charleston Rd., stated that he is against the variance because it would be the first thing a driver would see coming down the road and would be unsightly. He also thought it would negatively impact property values.

Mr. Brian Mumford, 2770 Ginghamburg-West Charleston Rd., has the adjoining property to the east and he is against the variance. He has concerns about property values, the height, the road view, and the Wises not following the rules. He spoke to the Wises about the building but is still against it.

Mr. Ronald Corbett, 2680 Ginghamburg-West Charleston Rd., thought the building was much too big for the lot size and area and was also concerned about the property values.

Mr. Scott Hawthorn, 2775 Ginghamburg-West Charleston Rd., is concerned about the neighbor's view.

Ms. Laura Hawthorn, 2775 Ginghamburg-West Charleston Rd., asked if the plan could be reshaped to better suit the neighborhood.

Ms. Fisher asked to adjourn to executive session at 7:30 p.m.

Motion to adjourn to executive session made by Ms. Anderson. Seconded by Mr. Butt.

Approved by affirmation.

Ms. Fisher reconvened the BZA at 7:42 p.m.

Ms. Fisher asked if there were any additional board comments.

None.

Ms. Fisher asked for a motion from the board.

Motion:

Motion to approve Case V-01-18 by Mr. Butt.

Seconded by Mr. Anderson.

VOTE:

Ms. Fisher – No

Mr. Butt – No

Mr. Anderson – No

Mr. Owens – No

V-01-18 denied 4 – 0.

3: Old Business

Approval of minutes from December 2017.

Motion to approve the December minutes by Mr. Anderson.

Seconded by Mr. Owens.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Mr. Owens – Yes

4: Other Business

Communications and Reports

Mr. Caskey noted there were no cases for April. However, the Zoning Commission asked for a work session on the April meeting date at 6:30 p.m. (This was communicated the following day.)

Board of Zoning Appeals Comments

None

Adjournment:

Motion to adjourn by Mr. Owens.

Seconded by Mr. Anderson.

VOTE:

Ms. Fisher – Yes

Mr. Butt – Yes

Mr. Anderson – Yes

Mr. Owens – Yes

Meeting adjourned at 7:50 p.m.