

**Minutes****Bethel Township Board of Zoning Appeals****November 15, 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, Judy Poettinger, Steve Owens**Member(s) not present:** Darrin Anderson**Staff Present:** Marty Caskey – Director, Planning and Zoning

Ms. Fisher brought the meeting to order at 6:32 p.m.

BZA and staff introduced themselves.

**New Business**

**Case: V-07-18:** A request from Janice Carmack, 2875 E US Rt. 40, Tipp City, OH 45371, to allow for a parcel frontage of 25.19 feet. Zoning Resolution calls for a minimum of 175 feet contiguous frontage for a parcel zoned R-1AAA. The applicants are rezoning approximately 5.7 acres of the 17.86-acre parcel located at the same address from A-2, General Agriculture to R-1AAA, Single Family Residence, on ground presently used for residential and agricultural purposes. This will allow for a lot split. Rezoning was approved by the Trustees contingent on the road frontage variance being approved by the Board of Zoning Appeals. Miami County Parcel ID #A01-003800.

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

Ms. Fisher asked if the applicant was available.

Mr. Carmack was asked if he had anything to add to the staff report.

Applicant stated he concurred with the report.

Ms. Fisher asked if the board had any questions.

Mr. Butt asked if there was any way to make this frontage wider.

Mr. Carmack replied that the proposed frontage is bordered on the east side by a 25' easement driveway not owned by him and the west is bordered by a section of the large parcel zoned I-1. He wishes to keep that I-1 section unaltered.

Ms. Poettinger asked if this was setting a bad precedent.

Mr. Carmack noted the precedent had been set already with the 25' easement driveway owned by the neighbor.

Mr. Owens asked if the county's recommendation for 30' was a requirement.

Mr. Caskey responded that it was a suggestion as the county's minimum frontage is 30'. This is not binding on Bethel Township and was not a requirement when the Bethel Township Trustees voted to approve the rezoning with the frontage variance.

Fisher asked if there were any in attendance wanting to speak in favor of V-07-18.

None.

Ms. Fisher asked if there were any in attendance wanting to speak against V-07-18.

None.

Ms. Fisher asked if there were any questions from the board.

None.

**Motion:**

Motion to approve Case V-07-18 by Mr. Butt.

Seconded by Mr. Owens.

**VOTE:**

Ms. Fisher – Yes

Mr. Butt – Yes

Ms. Poettinger – No

Mr. Owens – Yes

V-07-18 approved 3 - 1.

**Old Business**

Approval of minutes from September 2018.

Motion to approve the September minutes by Ms. Poettinger.

Seconded by Mr. Owens.

**VOTE:**

Ms. Fisher – Yes  
Mr. Butt – Yes  
Ms. Poettinger – Yes  
Mr. Owens – Yes

#### **4: Other Business**

##### Communications and Reports

Mr. Caskey reminded the members of the MVRPC zoning seminars on December 7. The Township will pay the registration fee.

There was some general discussion of projects ongoing in the Township.

Mr. Caskey noted there would be a meeting December 20, 2018, at 6:30 p.m.

##### Board of Zoning Appeals Comments

None.

#### **Adjournment:**

Motion to adjourn by Ms. Poettinger.

Seconded by Mr. Butt.

#### **VOTE:**

Ms. Fisher – Yes  
Mr. Butt – Yes  
Ms. Poettinger – Yes  
Mr. Owens – Yes

Meeting adjourned at 7:15 p.m.