

Minutes - APPROVED**Bethel Township Board of Zoning Appeals****February 28, 2019 – 6:30 p.m.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio**

BZA Member(s) Present: Board members: Judy Poettinger, Darrin Anderson; Alternate: Randy Perkins

Member(s) not present: Debbie Fisher, Jeff Butt, Steve Owens

Staff Present: Marty Caskey – Director, Planning and Zoning

Mrs. Poettinger brought the meeting to order at 6:35 p.m.

BZA and staff introduced themselves.

New Business

Case: V-01-19: A request from Jamie Cline and Mark Underwood, 1634 Hillsdale Ave., Dayton, OH 45414, to permit lot size less than allowed for a B-2 parcel. Minimum lot size is two acres. Said parcel is 1.2 acres at 7390 SR 202, Tipp City, OH 45371. Rezoning from R-1AAA and R-1B to B-2 Office/Residential District has been approved contingent upon this variance approval. Miami County Parcel ID #A01-250050.

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

No questions.

Mrs. Poettinger asked if the applicant was available.

The applicant, Ms. Cline, and her attorney, Ms. Sarah Worley, Esq., were present to answer questions. Ms. Cline stated that the report was accurate and elaborated on her use of the building for professional services.

Ms. Worley said the approval would be warranted since there are no changes to the parcel borders and general use, and there would be no impact on parking or traffic.

Mrs. Poettinger asked if the board had any questions for Ms. Cline or Ms. Worley.

General questions about acupuncture and the business.

Mrs. Poettinger asked if there was anyone else in favor of the request wishing to speak.

None.

Mrs. Poettinger asked if there was anyone opposed to the request wishing to speak.

None.

Mrs. Poettinger called for a motion.

Motion:

Mr. Anderson moved to approve Case V-01-19.

Mr. Perkins seconded.

VOTE:

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Perkins – Yes

V-01-19 approved 3 - 0.

Case: CU-01-19: A request from Robert Zugelder, 8808 Deer Chase Dr., Huber Heights, OH 45424, for a conditional use for his 7.287-acre I-1 parcel on St. Rt. 201 to allow for self-storage units. Miami County Parcel ID #A01-048250.

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

No questions.

Mrs. Poettinger asked if the applicant was available.

The applicant, Mr. Zugelder, was present to answer questions. Mr. Zugelder stated that the property was rezoned and while the I-1 zoning supports enclosed storage, to have self-storage is a conditional use. That is what he is requesting. He noted that he has owned Rolling Doors across SR 201 for many years and wants to be a good neighbor and support Bethel Township.

Mrs. Poettinger asked if the board had any questions for Mr. Zugelder.

None.

Mrs. Poettinger asked if there was anyone else in favor of the request wishing to speak.

None.

Mrs. Poettinger asked if there was anyone opposed to the request wishing to speak.

Glen Smith, 7590 Ross Rd., stated that there are already too many storage businesses in the Township. He thought there was a rule that no more were to be built.

Mr. Caskey said the business is proper for the I-1 zoning, resides in the “industrial/business” corridor of SR 201, and there is no limit placed on storage buildings within the proper zoning.

Mrs. Poettinger called for a motion.

Motion:

Mr. Anderson moved to approve Case CU-01-19.

Mr. Perkins seconded.

VOTE:

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Perkins – Yes

CU-01-19 approved 3 - 0.

Case: CU-02-19: A request from Melinda Cole, 4831 Rudy Road, Tipp City, OH, 45371, requesting approval of a zoning conditional use to operate a bed and breakfast at the same address. A bed and breakfast is a conditional use under Article 15 of the Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID #A01-087044.

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

No questions.

Mrs. Poettinger asked if the applicant was available.

The applicant, Ms. Melinda Cole, was present to answer questions. Ms. Cole stated that she is on disability and a B&B has helped her finances and allowed her to keep the farm, which has been in her family for decades. She read a letter outlining her operation and goals for the B&B.

Mrs. Poettinger asked if the board had any questions for Ms. Cole.

Mr. Perkins asked if the B&B was in operation presently. Ms. Cole said yes, that the Township has allowed the operation to continue while the case progressed.

Mrs. Poettinger asked if there was anyone else in favor of the request wishing to speak.

Ms. Karen Tober, 4828 Rudy Rd., supports the B&B. She said she has never noticed any disruption or problems across the street and has no objections at all.

Mr. Caskey said a call came in from Ms. Tober's neighbor who is too ill to attend the meeting, but was in favor of the conditional use. This is not testimony but is background for the board.

Mrs. Poettinger asked if there was anyone opposed to the request wishing to speak.

None.

Mrs. Poettinger asked if the board had any additional questions.

Mr. Perkins asked if the B&B conformed to all regulations. Ms. Cole stated it did.

Mr. Caskey said that caveat would be part of the case conclusion letter to the applicant.

Mrs. Poettinger called for a motion.

Motion:

Mr. Anderson moved to approve Case CU-02-19.

Mr. Perkins seconded.

VOTE:

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Perkins – Yes

CU-02-19 approved 3 - 0.

Old Business

Approval of minutes from January 2019.

Motion to approve the January minutes with vote correction by Mr. Perkins.

Seconded by Mr. Anderson.

VOTE:

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Perkins – Yes

January 2019 minutes approved 3 – 0.

4: Other Business**Communications and Reports**

No BZA or Zoning Commission meetings in March 2019.

Board of Zoning Appeals Comments

None.

Adjournment:

Motion to adjourn by Mr. Anderson.

Seconded by Mr. Perkins.

VOTE:

Mrs. Poettinger – Yes

Mr. Anderson – Yes

Mr. Perkins – Yes

Meeting adjourned at 7:15 p.m.