

Minutes – APPROVED

Bethel Township Board of Zoning Appeals

May 23, 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; Steve Owens;
Alternate: Randy Perkins

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

Staff Present: Marty Caskey – Director, Planning and Zoning

Mrs. Poettinger brought the meeting to order at 6:30 p.m.

BZA and staff introduced themselves.

New Business

Case: V-02-19: A request from Greg Carsner, 9470 S Sullivan Rd., Tipp City, OH 45371, to build an accessory building closer to the lot line than allowed, closer to the residence than allowed and in front of the residence. Topography of the parcel dictates placement of the accessory building. Bethel Township Zoning Resolution call for at least 20 feet from a lot line, 10 feet from the residence, and accessory buildings to be behind the residence. Miami County Parcel ID #A01-001100.

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. Carsner, was present to answer questions. Mr. Carsner stated the report was accurate and the only viable placement of the accessory building is the requested footprint.

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

General questions we asked about the type of building, drainage and the driveway.

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-02-19.

Mr. Owens seconded.

VOTE:

Mrs. Poettinger – Abstain

Mr. Anderson – Yes

Mr. Perkins – Yes

Mr. Owens – Yes

V-02-19 approved 3 - 0.

Case: CU-03-19: A request from Michael Archer, 5170 US 40, Tipp City, OH 45371, to allow a second residence on a single parcel. No split of the property is possible. Second residence is to allow the existing old homestead to remain as a guest house, but not a rental or B&B. Miami County Parcel ID #A01-043600.

Mr. Caskey presented the staff report and explained that both CU-03-19 and V-03-19 must be approved for either to be effective. He asked if there were any questions for him.

No questions.

Mrs. Poettinger asked if the applicant was available.

The applicant, Mr. Archer, was present to answer questions. Mr. Archer stated the report was accurate and the new residence would be his and the existing farmhouse would be for guests only. There would be no rental or B&B use.

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

General questions we asked about the type of residence, use for the property now, drainage and the driveway.

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.

Motion:

Mrs. Poettinger moved to approve Case CU-03-19 with the provision that the existing farmhouse would be for guests only. There would be no rental or B&B use.

Mr. Anderson seconded.

VOTE:

Mrs. Poettinger – Yes
 Mr. Anderson – Yes
 Mr. Perkins – Yes
 Mr. Owens – Yes

CU-03-19 approved 4 - 0.

Case: V-03-19: A request from Michael Archer, 5170 US 40, Tipp City, OH 45371, to build a new residence on a parcel with existing accessory buildings and house that would be in front of the new residence. This parcel is 8494 Flick Rd. Bethel Township Zoning Resolution states accessory buildings should be behind the front line of the residence. Miami County Parcel ID #A01-043600.

Mr. Caskey presented the staff report and explained again that both CU-03-19 and V-03-19 must be approved for either to be effective. He asked if there were any questions for him.

No questions.

The applicant, Mr. Archer, was present to answer questions. Mr. Archer stated the report was accurate and the new accessory buildings and original house already exist on the parcel.

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

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.

None.

Motion:

Mrs. Poettinger moved to approve Case V-03-19.

Mr. Anderson seconded.

VOTE:

Mrs. Poettinger – Yes
 Mr. Anderson – Yes
 Mr. Perkins – Yes
 Mr. Owens – Yes

V-03-19 approved 4 - 0.

Old Business

Approval of minutes from February 2019.

Motion to approve the February minutes by Mrs. Poettinger.

Seconded by Mr. Perkins.

VOTE:

Mrs. Poettinger – Yes
Mr. Anderson – Yes
Mr. Perkins – Yes
Mr. Owens – Abstain

February 2019 minutes approved 3 – 0.

4: Other Business

Communications and Reports

BZA will have meetings in June and July with the agendas already full.

Board of Zoning Appeals Comments

None.

Adjournment:

Motion to adjourn by Mrs. Poettinger.

Seconded by Mr. Anderson.

VOTE:

Mrs. Poettinger – Yes
Mr. Anderson – Yes
Mr. Perkins – Yes
Mr. Owens – Yes

Meeting adjourned at 7:05 p.m.