



August 11, 2020

PUBLIC HEARING

Zoning Case: ZA-07-20: A request from Linda Bush, 5635 Studebaker Rd., Tipp City, OH 45371, to rezone one 17-acre parcel to A-1, Domestic Agriculture, from a current 41.37-acre A-2 parcel. Remainder to stay A-2 as it is over 20 acres. The property is identified as Miami County Parcel ID #A01-083700.

REGULAR BUSINESS MEETING 7:00PM

CALL TO ORDER

APPROVAL OF THE MINUTES

A motion to approve the minutes for the July 28, 2020 Regular Meeting and the August 4, 2020 Workshop Meeting by Trustee Wright, seconded by Trustee Black

THE ABOVE MOTION WAS MOVED BY MRS. WRIGHT AND SECONDED BY MR. BLACK AND THE VOTE BEING TAKEN AS:

MRS. WRIGHT	YES
MR. BLACK	YES
MRS. VANHAAREN	YES

STAFF REPORTS

SHERIFF

All is well, nothing new to report. Still monitoring speed in the Township.

FIRE

Bethel Township Fire Department

Tipp City, OH

This report was generated on 8/11/2020 1:46:52 PM



Incident Type Count per Station for Date Range

Start Date: 07/25/2020 | End Date: 08/07/2020

INCIDENT TYPE	# INCIDENTS
Station: 1 - BETHEL TWP FIRE DEPT.	
138 - Off-road vehicle or heavy equipment fire	1
300 - Rescue, EMS incident, other	1
311 - Medical assist, assist EMS crew	1
321 - EMS call, excluding vehicle accident with injury	11
322 - Motor vehicle accident with injuries	1
324 - Motor vehicle accident with no injuries.	1
553 - Public service	1
740 - Unintentional transmission of alarm, other	1
# Incidents for 1 - Bethel Twp Fire Dept.:	18

Bethel Township Fire Department

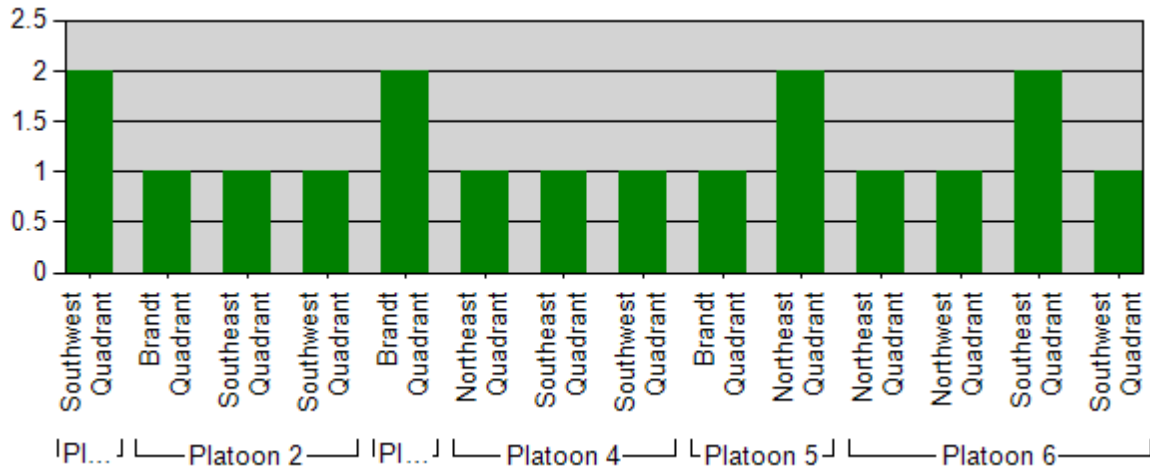
Tipp City, OH

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Incidents per Zone per Shift for Date Range

Start Date: 07/25/2020 | End Date: 08/07/2020



SHIFT	ZONE	# INCIDENTS
Platoon 1	Southwest Quadrant	2
Platoon 2	Brandt Quadrant	1
	Southeast Quadrant	1
	Southwest Quadrant	1
Platoon 3	Brandt Quadrant	2
Platoon 4	Northeast Quadrant	1
	Southeast Quadrant	1
	Southwest Quadrant	1
Platoon 5	Brandt Quadrant	1
	Northeast Quadrant	2
Platoon 6	Northeast Quadrant	1
	Northwest Quadrant	1
	Southeast Quadrant	2
	Southwest Quadrant	1

TOTAL: 18

ZONING

Since the last Trustee meeting, the following zoning certificate applications have been received

- ZC-30-20 / 9800 S ST RT 202 / Commercial Building
- ZC-31-20 / 6990 Ross Rd / Accessory building (Extension)

Since the last Board of Zoning Appeals (BZA) meeting, one application is in process

- V-10-20 / 8910 Bellefontaine Rd / Accessory Building Square Footage

Since the last Zoning Commission (ZC) meeting, the following zoning amendment applications are in process

- ZA-07-20 / 5635 Studebaker Rd / Split 41.37 acres into two: Parcel 1: 17 acres (A-1) and Parcel 2: 24.37 acres (A-2) – Tonight’s public hearing
- ZA-08-20 / 6714 E SR 571 / Split a 10-acre parcel – 3.58 acres to R-1AAA and 6.46 acres to A-1
- ZA-09-20 / 5418 SR 202 / Rezone and join two parcels A-2 to A-1 (On Hold)

YEAR TO DATE (2020):

Certificates issued in 2020: 31

Declarations received in 2020: 3

Variances requested in 2020: 10
Variances approved in 2020: 9 (One from 2019)

Conditional Use requested in 2020: 1
Conditional Use approved in 2020: 1 (From 2019)

Zoning Amendments requested in 2020: 9
Zoning Amendments approved in 2020: 7 (Two from 2019)

Zoning Text Amendments 2020: 0

BOARDS & COMMISSIONS

MIAMI COUNTY PLANNING COMMISSION:

The next scheduled meeting is August 18, 2020, at 7:00 p.m. The Township has case ZA-08-20.

BETHEL TOWNSHIP BOARD OF ZONING APPEALS (BZA):

The BZA will meet August 27, 2020, at 6:30 p.m.

BETHEL TOWNSHIP ZONING COMMISSION (ZC):

The ZC will meet August 27, 2020, at 7:30 p.m.

2020 ZONING ENFORCEMENT (YTD):

	Junk Cars	High Grass	Construction Related	Health Referrals	Other	Cleared
Month	0	2	0	0	1	3
YTD	2	2	1	1	5	11

Total: 11
Total Cleared: 11

ADMINISTRATOR

General

1: There are two resolutions on your agenda tonight.

- **The first is for the Zoning Case heard this evening at the public hearing.**
- **The second is for the promotion of Marcus Roll and Nick Halter to the position of Lieutenant with the Bethel Township Fire Department**

PUBLIC COMMENTS ON ANY ITEMS ON THE AGENDA

None

ACTION ITEMS

RESOLUTION #20-08-063

A RESOLUTION TO APPROVE RE-ZONING CASE ZA-07-20: A REQUEST FROM LINDA BUSH, 5635 STUDEBAKER RD., TIPP CITY, OH 45371, TO REZONE ONE 17-ACRE PARCEL TO A-1, DOMESTIC AGRICULTURE, FROM A CURRENT 41.37-ACRE A-2 PARCEL. REMAINDER TO STAY A-2 AS IT IS OVER 20 ACRES. THE PROPERTY IS IDENTIFIED AS MIAMI COUNTY PARCEL ID #A01-083700.

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH A. WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION #20-08-063 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY HELD ON THE 11th DAY OF AUGUST, 2020, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE

DEBORAH A. WATSON
FISCAL OFFICER
BETHEL TOWNSHIP, MIAMI COUNTY

THE ABOVE MOTION WAS MOVED BY MRS. WRIGHT AND SECONDED BY MR. BLACK AND THE VOTE BEING TAKEN AS:

MRS. WRIGHT	YES
MR. BLACK	YES
MRS. VANHAAREN	YES

RESOLUTION #20-08-064

A RESOLUTION TO PROMOTE MARCUS ROLL AND NICK HALTER TO THE POSITION OF LIEUTENANT IN THE BETHEL TOWNSHIP FIRE DEPARTMENT.

WHEREAS, IT IS THE DESIRE OF THE TOWNSHIP TO HAVE AN IN HOUSE OFFICER FOR EACH CREW NIGHT, AND

WHEREAS, VACANCIES IN THE POSITION OF LIEUTENANT NECESSITATES THE NEED FOR NEW APPOINTMENTS, AND

WHEREAS, THE FIRE CHIEF, HAS UNDERGONE TESTING OF FIVE (5) CANDIDATES FOR THE POSITION OF LIEUTENANT FOR THE BETHEL TOWNSHIP FIRE DEPARTMENT, AND

WHEREAS, THE RESULTS OF THE TESTING YIELDED THE OUTCOME OF PROMOTIONS OF FF/PARAMEDIC MARCUS ROLL AND FF/EMT NICK HALTER, THEREFORE

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT:

1. MARCUS ROLL SHALL BE ELEVATED TO THE POSITION OF LIEUTENANT FOR THE BETHEL TOWNSHIP FIRE DEPARTMENT.
2. NICK HALTER SHALL BE ELEVATED TO THE POSITION OF LIEUTENANT FOR THE BETHEL TOWNSHIP FIRE DEPARTMENT.

CERTIFICATE OF RECORDING OFFICER

I, DEBORAH WATSON, HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF RESOLUTION # 20-08-064 ADOPTED BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP MIAMI COUNTY HELD ON THE 11TH DAY OF AUGUST, 2020, AND THAT I AM DULY AUTHORIZED TO EXECUTE THIS CERTIFICATE.

Deborah Watson

Date

THE ABOVE MOTION WAS MOVED BY MRS. WRIGHT AND SECONDED BY MR. BLACK AND THE VOTE BEING TAKEN AS:

MRS. WRIGHT	YES
MR. BLACK	YES
MRS. VANHAAREN	YES

ANNOUNCEMENTS

August 18 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*
 August 25 Regular Board of Trustee Meeting, Township Meeting Room, 7:00PM
 August 27 BZA Meeting @ 6:30pm/ Zoning Commission Meeting @ 7:30pm*
 September 1 Trustee Workshop Meeting, Township Meeting Room, 8:00AM*

September 7 Township Offices CLOSED in observance of Labor Day
 September 8 Regular Board of Trustee Meeting, Township Meeting Room, 7:00PM

An * indicates a meeting will be held only if needed

PUBLIC COMMENTS ON ANY TOPIC

None

MOTION TO RECORD PAYMENT OF WARRANTS AND ELECTRONIC PAYMENTS

**RESOLUTION 20-07-62
 A RESOLUTION TO RECORD WARRANTS
 52273 TO 52291
 AND ELECTRONIC PAYMENTS 578-614**

BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF BETHEL TOWNSHIP, MIAMI COUNTY THAT THE PAYMENT OF WARRANTS NO. 52273 THROUGH NO. 52291 AND THE ELECTRONIC PAYMENTS FROM NO.578-614 BE RECORDED THROUGH THE REQUEST OF THE FISCAL OFFICER.

THE ABOVE MOTION WAS MOVED BY MRS. WRIGHT AND SECONDED BY MR. BLACK AND THE VOTE BEING TAKEN AS:

MRS. WRIGHT	YES
MR. BLACK	YES
MRS. VANHAAREN	YES

PAYMENTS

Number	Post Date	Payee	Total Warrant Amount
578-2020	8/7/20	BEN ALLEN	\$101.45
579-2020	8/7/20	MICHAEL ARNOLD JR	\$527.90
580-2020	8/7/20	CYRUS N BROYLES	\$242.61
581-2020	8/7/20	BENJAMIN M CAHILL	\$605.80
582-2020	8/7/20	BRANDEN L CARPENTER	\$780.75
583-2020	8/7/20	NICHOLAS R CARPENTER	\$902.01
584-2020	8/7/20	MARTIN G CASKEY	\$880.53
585-2020	8/7/20	JACOB DANIEL CLINE	\$901.64
586-2020	8/7/20	ALLAN DAVIS	\$746.37
587-2020	8/7/20	JAMES ANDREW EHRHART	\$1,840.44
588-2020	8/7/20	NICHOLAS M HALTER	\$54.68
589-2020	8/7/20	VICTORIA BARBARA LAVEY	\$263.07
590-2020	8/7/20	WILLIAM P MANNHEIM	\$603.56
591-2020	8/7/20	ZACHARY SCOTT MCCARROLL	\$407.36
592-2020	8/7/20	BRIAN DD MCKELLAR	\$691.72
593-2020	8/7/20	JAROD M REILLY	\$255.91

594-2020	8/7/20	MARCUS A ROLL	\$615.09
595-2020	8/7/20	JOSHUA SCHIEBREL	\$468.43
596-2020	8/7/20	CHRISTOPHER M SCOTT	\$511.57
597-2020	8/7/20	JAMES R SEBASTIAN	\$124.06
598-2020	8/7/20	ALEXANDER SEGRETTO	\$682.04
599-2020	8/7/20	ROBERT STEVENSON	\$1,466.53
600-2020	8/7/20	TIFFANY ROSE STINSON	\$482.45
601-2020	8/7/20	CODY TYLER TEEGARDEN	\$245.10
602-2020	8/7/20	LARRY RAY TRUSTY	\$1,130.71
603-2020	8/7/20	TERRENCE W. WELDON JR.	\$537.95
604-2020	8/7/20	CONNOR WHELAN	\$867.47
605-2020	8/7/20	MARK A WYSONG	\$513.35
606-2020	8/7/20	ROBERT JAY YOCUM	\$867.69
607-2020	8/7/20	JAY T. ZIMMERMAN	\$534.25
609-2020	8/5/20	DONALD R BLACK	\$798.87
610-2020	8/5/20	HELEN E VANHAAREN	\$1,101.67
611-2020	8/5/20	DEBORAH A WATSON	\$1,367.49
612-2020	8/5/20	CAROLYN WRIGHT	\$1,046.98
614-2020	8/6/20	DONALD R BLACK	\$424.41
52273	8/6/20	STAPLES ADVANTAGE	\$41.53
52274	8/6/20	STAPLES CREDIT PLAN	\$32.67
52275	8/6/20	AG PRO COMPANY	\$2,063.22
52276	8/6/20	WASTE MANAGEMENT OF OHIO INC	\$163.92
52277	8/6/20	MIAMI COUNTY SANITARY ENGINEERING DEPT.	\$224.49
52278	8/6/20	DUNCAN OIL CO	\$873.67
52279	8/6/20	DAYTON POWER & LIGHT CO	\$769.21
52280	8/6/20	MEDICOUNT MANAGEMENT, INC	\$535.34
52281	8/6/20	PREMIER OCCUPATIONAL HEALTH	\$104.00
52282	8/6/20	US BANK	\$184.44
52283	8/6/20	ARBOGAST	\$363.91
52284	8/6/20	AUTOZONE,INC	\$229.29
52285	8/6/20	UNITY NATIONAL BANK/CARD MEMBER SERVICES	\$3,248.60
52286	8/5/20	B&R MULCH	\$10.00
52287	8/5/20	DELPHOS GRANITE WORKS	\$420.00
52288	8/5/20	TELEFLEX LLC	\$987.50
52289	8/5/20	BUTLER TECH	\$5,251.00
52290	8/11/20	OHIO FIRE & EMS FOUNDATION	\$500.00
52291	8/5/20	SAMS CLUB	\$2,258.61
52292	8/11/20	PARK NATIONAL BANK	\$8,100.00

RECEIPTS

Receipt Number	Source	Purpose	Total Receipt
138-2020	MIAMI COUNTY MUNICIPAL COURT	TRAFFIC FINES	\$125.00
139-2020	DEAN BOWMAN	ZONING FEE	\$400.00
140-2020	BAUMAN	DONATION FIRE DEPARTMENT	\$500.00
141-2020	MARKER & HELLER FUNERAL HOME	OPEN AND CLOSE OF GRAVES	\$1,044.00
142-2020	MIAMI COUNTY AUDITOR	LOCAL GOVT	\$3,019.94
143-2020	MIAMI COUNTY AUDITOR	LOCAL GOVT SUPPLEMENT	\$570.09
144-2020	CASH ZONING FEE	ZONING FEE	\$100.00
145-2020	KAREN URNEY	FOUNDATION FEES	\$288.00
146-2020	ARLIE LESTER	GRAVE PLOTS	\$1,050.00
147-2020	GUDORF CONSTRUCTION SERVICES LTD	ZONING FEE	\$200.00
148-2020	MIAMI COUNTY AUDITOR	AUTO REG TOWNSHIPS	\$1,112.66
149-2020	MIAMI COUNTY AUDITOR	AUTO REG TWP PERM	\$1,261.50
150-2020	MIAMI COUNTY AUDITOR	GASOLINE TAX	\$8,256.41
151-2020	MIAMI COUNTY AUDITOR	ATUO REG TWP LEVY PERM TAX	\$5,482.56
152-2020	GOV DEALS	SALE	\$550.00
153-2020	MIAMI COUNTY AUDITOR	CENTS PER GALLON	\$2,104.23
154-2020	SUMMIT BUILDER, LLC	ZONING	\$200.00
155-2020	RODRIQUEZ	ZONING FEE	\$300.00
156-2020	MEDICOUNT	MEDIC RUN PAYMENTS	\$365.06
157-2020	OHIO BELL TELEPHONE CO	FRANCHISE FEE	\$111.81
158-2020	ABBOTT	ZONING	\$300.00
159-2020	MIAMI COUNTY AUDITOR	CARES ACT LOCAL GOVERNMENT DISTRIBUTION	\$38,302.76
160-2020	C & C AFFORDABLE AUTO AND TRUCK SALES	ZONING	\$200.00
161-2020	MIAMI COUNTY MUNICIPAL COURT	TRAFFIC FINES	\$240.00
162-2020	MIAMI COUNTY AUDITOR	2ND HALF REAL ESTATE SETTLEMENT 2019	\$854.64
163-2020	MIAMI COUNTY AUDITOR	2ND HALF TAX STTLMNT REAL ESTATE 2020 FOR 2019	\$691,782.76

Meeting Adjourned 7:09pm

Beth Vanhaaren, Chair

Donald Black, Trustee

Carolyn Wright, Trustee

Deborah Watson, Fiscal Officer