

**Minutes****Bethel Township Zoning Commission****December 17, 2015 – 6:30 pm.****Regular Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present: Berbach, Furderer, Serra, Caskey, Turner****Member(s) not present:****Staff Present: Green – Township Planning and Zoning**

Mrs. Furderer called the meeting to order at 6:30 pm.

ZC and staff introduce there

**New Business**

**Case ZA-04-15:** A request from Dennis Swartzbaugh, 8355 Flick Rd to split off and rezone 5 acres from 38.92 acres at property located at 8355 Flick Rd Tipp City Ohio, 45371 from A-2 General Agriculture to A-1 Domestic Agriculture on ground used for agricultural and residential purposes. The property is identified as Miami County Parcel ID # A01-045000.

Mr. Green presented the staff report.

Mr. Green asked if there were any questions for him

Mrs. Swartzbaugh: Was there to represent herself and her husband 8355 Flick Rd. Dennis and I are selling our property and will be moving. We wanted to keep the farm land as farmland, but we also wanted people to be able to afford the house. So after meeting with the realtor, we all agreed splitting off 5 acres with the house would be the best thing to do. The remaining land will remain agricultural.

Mrs. Furderer: Do you have a buyer for the house and land?

Mrs. Swartzbaugh: No not at this time for either.

Mrs. Furderer: Will you list the land?

Mrs. Swartzbaugh: It is listed

No further questions for Mrs. Swartzbaugh

No public for or against the request

**Public Discussion is closed**

Mr. Serra: Have you had any communications with neighbors?

Mr. Green: I have had a few people call since they saw the sign. There comments to me was “no businesses” but were fine with the proposed request. I have received a call from Don Caldwell who said he was for the request and is expecting to attend the trustee public hearing in January.

Mrs. Serra: What is the date for the trustee public hearing.

Mr. Green: The public hearing will be on January 12<sup>th</sup> at 6:30 PM. Notices will be sent out, just like they were for this meeting, per the Ohio revised code.

Mrs. Swartzbaugh: Is that held here?

Mr. Green: Yes. The trustees hold the final decision and will take the recommendations from the county planning commission and township zoning commission into account.

Mrs. Turner: I think the only thing I heard was the concern about a business being put in but it sounds like Jeff explained that.

Mr. Green: Yes, I explained what the zoning classification was and what it meant.

Mr. Berbach: The 33 acres would retain A-2 zoning correct?

Mr. Green: Correct, but a new buyer could go in and try to change it.

Mr. Berbach: We could determine that though.

Mr. Green: Yes, A-2 does allow some business opportunities but they are much less intensive than a business zoned property. For example, aside from a house, a school, or stable. The business side of A-2 would require a conditional use.

Mr. Caskey: When they were asking questions was it for the house or the remaining acreage.

Mr. Green: They were asking if a business could go in to any part of the property. From there I explained the zoning classifications.

Mr. Caskey: So nothing would really change for the other neighbors.

Mr. Green: the way it is being proposed no. Most people probably would not notice any difference.

Mrs. Furderer: I have to ask. For those of us that have lived in the community for a while you built such a gorgeous house. Why are you leaving it?

Mrs. Swartzbaugh: The house is beautiful and a fortress. It is built to commercial standards. When it was built we planned on staying there for the rest of our lives then giving it to the kids. But the Lord has called us to another area for a ministry. It has been hard. But we will be obedient to what the Lord is calling us to do.

Mrs. Furderer: Do you farm the land

Mrs. Swartzbaugh: No

Mrs. Furderer: Who Does?

Mrs. Swartzbaugh: Sorry I cannot remember his name but he is local. What is next in the process?

Mr. Green: After this meeting, a public hearing would be held by the trustees on January the 12<sup>th</sup>. From there after they give their decision I will send the county a notification with their decision. If approved it, the decision would take effect 30 from the decision date.

Mrs. Swartzbaugh: So until the trustees make a decision we are kind of on hold. We have had some interest and we believe not knowing the decision has

Mr. Green: Yes, this hearing and the county hearing were recommendations.

Mrs. Furderer: Any good agent would make the sale contingent on approval. These loans a while.

Mrs. Swartzbaugh: Our realtor would probably do that

No further questions for Mrs. Swartzbaugh

No public for or against the request

**Public discussion Closed**

No further discussion from the board

**Motion:**

Mr. Berbach makes a motion to approve

Mrs. Turner seconds the motion

**VOTE:**

Mr. Serra	Yes
Mr. Caskey	Yes
Mrs. Turner	Yes
Mr. Berbach	Yes
Mrs. Furderer	Yes

Case ZA-04-15 approved 5-0 as written.

**Approval of October 2015 Minutes**

Mr. Caskey made a motion to approve minutes as presented

Mrs. Serra seconds the motion

**VOTE:**

Mr. Serra	Yes
Mr. Caskey	Yes
Mrs. Turner	N/A
Mr. Berbach	Yes
Mrs. Furderer	Yes

Minutes approved with corrections 4-0

**Comments:**

Mr. Green: Just a heads up we will be having a meeting in January.

Mrs. Furderer: Where is it?

Mr. Green: It will be at 9885 Palmer. Other than that I have nothing else, do any of you have anything to say?

Mr. Caskey: Thanks to Jeff for a good year. A lot of changes this year, and a lot of things we weren't expecting. So a really good job. Put this in the minutes. You did a good job.

Mr. Green: Thank you

**Adjournment:**

Motion made by Mr. Serra to adjourn.

Seconded by Mr. Caskey

Meeting Adjourned