

Minutes

Bethel Township Zoning Commission

January 28, 2021 – 7:30 p.m.

Regular Meeting

Bethel Township Firehouse , 8735 S. Second Street – Brandt, Tipp City, Ohio

Zoning Commission(s) Present: Board members: Lorna Furderer, Jess Underwood, John Berbach,, Bill Serra

Member(s) not present: Sherry Anderson

Staff Present: Mike Arnold – Director, Planning and Zoning

Mrs. Furderer brought the meeting to order at 7:30p.m.

Zoning Commission and staff introduced themselves.

New Business

Mr. Arnold presented the staff report, stated that the Miami County Zoning Board recommended approval with unanimous vote. Asked if there were any questions for him.

Case: ZA-01-21: A request from Trevor Bean, 5263 Summerset Dr., Tipp City OH 45371, to rezone 50 acres presently zoned as A-2, General Agriculture, to A-1 Domestic Agriculture. Property is located at the southeast corner of US 40 and Palmer Rd. All lots must meet or exceed Township and County standards established in Bethel Township Zoning Resolution. The property is identified as Miami County Parcel ID#01-021100.

Mrs. Furderer asked if applicant was present and to come to the podium.

Mr. Bean Explained how he heard what the residents of the Township were asking and that is why he decided to go to the 5 acre lots for his development. Explains the plans were not exact, but to show what he would like to see, all depending on what is and is not allowed by the county. Explained the want for lot entrance to come out onto Palmer Rd rather than US RT 40 for safety reasons per County. Mr. Bean asked if there were any questions from the board for him.

Mrs Furderer stated she had some questions. States that according to the Sanitary and engineering that a subdivision requires an entrance and exit access point and Mr. Bean’s plan shows only one.

Mr. Bean explained that there is two according to his plan. One onto US RT 40 and one onto Palmer Rd.

Mrs. Furderer asked about his plan, states missing detail.

Mr. Bean states his preliminary plan was to show his desired layout, but was unable to show a detailed finalized plan due to uncertainty of what County will allow or not allow.

Mrs. Reese asked about plans to hook into sewer and water or septic.

Mr. Bean states his understanding that it would be up to parcel owners to decide.

Mrs. Furderer asked if anyone from the audience would like to speak for

None

Mrs. Furderer asked if anyone from the audience would like to speak against

Mrs. Pfrogner wanted to state for the record she did not agree with the allowing of this case to be heard at this time. States her attorney advised that the 6 month waiting period begins at time of referendum (November 3, 2020).

Mrs. Donohue asked if Developer had plans of living in one of these parcels?

Mr. Bean stated yes

Mrs. Donohue asked what the township would be responsible if for some reason the development stalled and was unable to be completed.

Mr. Ehrhardt stated that would fall on property owner.

Mrs. Donohue asked if the plan from the last application for having a training facility placed on the corner of US RT 40 and Palmer Rd would still be a possibility?

Mr. Bean states that the person interested in developing that facility is no longer involved nor wishes to do so. Also states that with the requesting zoning he could do that without approval from the board.

Mrs. Donohue states she does not believe the residents of the Township would like to see this type of development and sets a bad precedence to future developers.

Terry (unknown last name) asked if the board is to base their vote on “does the plan meet the requirements or do they base their vote on other factors?”

Mrs. Reese states in part yes, but must also consider effects on the community and the opinions of the residents must be taken into consideration

Resident 6556 Scarff Rd asked if the the owners of the 5 acre lots are able to come back and request variance to split off lots into smaller lots?

Mrs. Furderer states they would have to apply for rezoning before that could happen

Mrs. Furderer stated closed the public hearing and would break for board discussion

Mrs. Reese asked why the difference on the plans submitted to the office and what was presented at the meeting. Stated that proposed plan for 10 homes would not fit under requested zoning.

Mr. Bean explained that they would fit if all lots were 5 acres but planned on having 8 lots.

Mr. Underwood stated he would like to see a more detailed plan

Mr. Bean stated he could not present a detailed finalized plan due to uncertainty on what the county will and will not allow. States he does not wish to have strip lots onto US RT 40 for both safety reasons and wishing to preserve the natural beauty of the land.

Mary Anna Layton states that she does not see a problem with the development nor the layout whether strip lots or as shown in plan.

Mrs. Reese states strip lots would make it harder for owners to come back later wanting to split lots down to smaller size.

Mrs. Furderer asked if any more questions from the audience

None

Motion

Mr. Serra moved to vote for recommended approval

Mrs. Reese seconded

Vote

Mr. Underwood	NO
Mr. Berbach	NO
Mr. Serra	YES
Mrs. Reese	YES
Mrs. Furderer	NO

Case ZA-01-21 recommendation for denial votes 3-2

Case adjourned at 8:42PM