

Minutes

Bethel Township Zoning Commission

March 25, 2021 – 7:30 p.m.

Regular Meeting

Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio

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

Member(s) not present: Bill Serra, Julie Reese, 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 recommended approval with unanimous vote. Asked if there were any questions for him.

Case: ZA-02-21: A request from Michael Gutman, P.O. BOX 910, Piqua, OH 45356, to rezone 14.167 acres presently zoned as A-2, General Agriculture, to R1-AAA. Property is located at the North of Agenbroad and East and West of Dayton-Brandt Road. 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#01-059300.

Mrs. Furderer asked if applicant was present

Mr. Gutman explained his request for rezoning and that it meets all required standards

Mrs. Furderer asked why the new site plan was not presented at the County Meeting

Mr. Gutman stated they did not have an updated plan at that time

Mrs. Furderer asked how many remaining acres on the property after the 14 acres in question

Mr. Gutman stated 88 acres

Mr. Underwood asked Mr. Arnold how many houses to be deemed a Subdivision

Mr. Arnold 5

Mrs. Furderer asked if anybody wanted to speak against Rezoning

Mrs. Pfrogner: against Mrs. Pfrogner stated she was against for multiple reasons Expressed concern for possible drainage and flooding issues to Bethelville Rd. States the residents have already spoken that they were against and could do another referendum if need be.

Dan Shaver: against States it takes away from country feel. Against new development and feels this would cause further flooding and damage to homes on Bethelville Rd

Resident: against States concern with traffic and lack of planning

Mrs Garlough asked how many more homes do they plan to build

Mr. Bowman: Unknown at this time

Mrs. Donahue: against States concern for further development if this rezoning approved. Also states concern for possible flooding and drainage issues to Bethelville Rd. Asked Mr. Arnold recommended number of homes to be built on property in question

Mr. Arnold: No specific number was given

Mr. Berbach: Concerned with water issues that could arise from development

Mr. Wilkerson states he does not feel it would be a good idea to approve and could potentially cause problems between Bethelville Rd and new residents

Mrs. Furderer expressed concern for further water issues to Bethelville Rd residents with development

Mr. Underwood stated he would like to see vote for approval based on conditions if water issues addressed.

MOTION:

Mr. Underwood motion for approval

Mr. Berbach seconded

VOTE:

Mr. Underwood: YES

Mr. Berbach: YES

Mr. Wilkerson: NO

Mrs. Furderer: NO

Case: ZA-02-21 VOTE 2-2

RECOMMENDED FOR DENIAL

ADJOURNED 8:36PM

