

**Minutes****Bethel Township Board of Zoning Appeals****March 22, 2007 – 7:00 P.M.****Regularly Scheduled Meeting****Firehouse, 8735 S. Second Street – Brandt, Tipp City, Ohio**

**Zoning Commission Member(s) Present:**                    **Bush, Sheldon, Turner,  
Chairperson Underwood**

**Zoning Commission Member(s) Absent:**                    **Wells –excused  
Broerman-excused**

**Staff Present: Gebhart – Director of Planning & Zoning**

Chairperson Underwood addressed the audience at 7:00PM. He explained that the meeting would be delayed by 10 minutes because of a matter being addressed by Mr. Gebhart.

Mr. Underwood called the meeting to order at 7:10 pm.

Mr. Underwood started by having the members of the Zoning Commission and Township Staff present introduce themselves.

Robert Bush - Commission Member - 5635 Studebaker Road  
Judy Sheldon – Commission Member – 4905 Rudy Road  
Polly Turner – Commission Member – 6435 Scarff Road  
Jesse Underwood – Commission Member – 5010 Eastland Drive

Mike Gebhart –Bethel Township Director of Planning & Zoning

Mr. Underwood discussed the purpose and the powers of the Zoning Commission as outlined in the Chapter 519 of the Ohio Revised Code. He described the process that the evenings events would take place in. He stated that he would start with the reading of the application, which would be followed by comments from the applicant. At that time he would call for anyone wishing to address the Commission in support of the application. He would next call for anyone wishing to speak in opposition to the proposed zoning. Mr. Underwood stated that anyone wishing to speak would need to come to the podium, state their name and address before making any comments. He also instructed the audience that comments must be addressed to the Commission, and that there would be no questioning between members of the audience to each other. All questions would come from the Commission members. At the end of this process, Mr. Underwood stated, that a motion would be placed on the floor and voted on by the Zoning Commission.

Mr. Underwood stated that there would be one (1) case heard tonight.

Mr. Underwood acknowledged that each member of the Commission had received an informational packet from Township Staff including an agenda. He stated that the approval of minutes would be at the end of the meeting.

Mr. Underwood read the request:

Case #ZA-04-), a request from Allen & Sandra Senseman of 7385 S. St. Rt. 202 Tipp City, OH, 45371. The applicants are selling a 5.0-acre parcel of land zoned A-2 General Agriculture. That parcel of land will be sold to Harold D & Deborah Gross of 7355 S. St. Rt. 202. The applicant is requesting that this 5.0-acre parcel of land be zoned R-1AAA One Family Housing. The parcel in question is located at 7385 S. St. Rt. 202, Tipp City Ohio, Miami County, Bethel Township, Town 2 Range 9, Section 27.

Mr. Underwood asked for comments from the applicant.

Allen Senseman of 7385 S. St. Rt. 202 spoke. Mr. Senseman introduced himself, his wife Sandra and his neighbor Doug Gross and his son. Mr. Senseman explained the purpose of the request. He state that he had a BZA approved Conditional Use in the barn, to the north of the house, which allowed Doug Gross to operate his business, Trans-Fix of Ohio, in the barn. Mr. and Mrs. Senseman would like to sell the barn and the 5.0-acres surrounding the barn to Mr. Gross and his wife.

Mr. Underwood asked for comments from Commission members.

He asked for anyone wishing to speak from the public.

Support for the application:

Doug Gross 7355 S. St. Rt. 202 spoke in favor of the application.

Mr. Underwood asked if there was anyone who would like to speak against the zoning application.

Opposition against the application:

None

Mr. Underwood asked Mr. Gebhart if there was anything to add to the public comment. Mr. Gebhart stated he had received a letter from a neighboring property, but that it was not signed nor did it have his address on it.

Mr. Underwood said that it is the policy of the Zoning Commission not to enter into the record any letters for or against a requested zoning change unless they identify themselves and sign it. Since this letter had neither it was not read or entered into the record.

Mr. Underwood brought the discussion to a close on the application.

The Commission was concerned about future development on this 80.0+ acre parcel of land. They did not want to see scenarios that could lead to poor development. The possibility of establishing easements for development of future roads was brought up.

There was discussion among the Commission members and staff about Mr. and Mrs. Senseman providing two easements for future road development. Mr. Gebhart stated that staff would be in favor of this.

Mr. Gebhart explained that he had met with the Senseman's, and that they would be willing to consider establishing the 33.5' easement for the future development of Jackson Street, and also a 50' easement for any future continuation of West Charleston Road east of State Route 202.

Mr. Gebhart explained that he would meet with the Senseman's and the Gross' after the meeting tonight to discuss easements.

Mr. Underwood discussed tabling the motion until the next meeting.

A motion to table the application was made by Mr. Bush.

Mrs. Sheldon seconded motion.

Mr. Bush – Yea  
Mrs. Sheldon – Yea  
Mrs. Turner - Yea  
Mr. Underwood - Yea

Motion passed 4-0.

Minutes from the February, 2007, meeting were discussed

Mr. Bush made a motion for the approval of the minutes.

Mrs. Sheldon seconded motion.

Mr. Bush – Yea  
Mrs. Sheldon – Yea  
Mrs. Turner - Yea  
Mr. Underwood – Yea

Motion passed 4-0.

Mr. Underwood stated that the minutes from the July meeting were done and would be approved at the April 2007, meeting.

Mr. Bush made a motion to adjourn.

Mrs. Turner seconded motion.

Mr. Bush – Yea

Mrs. Sheldon – Yea

Mrs. Turner - Yea

Mr. Underwood – Yea

Motion was passed 4-0.

Meeting adjourned.

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Mr. Jesse Underwood,  
Vice-Chairperson

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Mr. Michael Gebhart,  
Commission Secretary