

**Minutes****Bethel Township Board of Zoning Appeals****April 26, 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, Wells  
Chairperson Underwood**

**Zoning Commission Member(s) Absent:**                    **None**

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

Mr. Underwood called the meeting to order at 7:00 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

Lana Wells – Commission Member - 5330 Eastland Drive

Jesse Underwood – Chairperson – 5010 Eastland Drive

Mike Gebhart –Bethel Township Director of Planning & Zoning

Mr. Underwood asked for a moment of silence in remembrance of Zoning Commission Vice Chairperson Ed Broerman who passed away unexpectedly this month.

Mr. Underwood discussed the need to fill the Vice Chairperson's role.

**Mr. Underwood made a motion to nominate Judy Sheldon for Vice Chairperson.**

Mr. Bush seconded the motion.

Mrs. Turner – Yes

Mrs. Sheldon – Abstain

Mrs. Wells – Yes

Mr. Bush – Yes

Mr. Underwood – Yes

Motion passes 4-0-1, Judy Sheldon will be the new Vice Chairperson.

Mr. Underwood waived the reading of the purposes of the commission since the only case was the tabled Senseman case from the previous month.

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: This was a tabled request from the March 2007 meeting.

Case #ZA-04-07, 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 said that he had prepared the easements as requested at the last meeting.

Mr. Underwood asked for comments from Commission members.

He asked for anyone wishing to speak from the public.

Support for the application:

None

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

Opposition against the application:

None

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.

**A motion to approve was made by Mr. Bush for Case ZA-04-07.**

Mrs. Wells seconded motion.

Mr. Bush – Yea

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

Motion passed 5-0.

Minutes from the March 22, 2007, meeting were discussed

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

Mrs. Sheldon seconded motion.

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

Motion passed 4-0-1.

Mr. Underwood stated that the minutes from the July meeting were done.

Minutes from the July 2007, meeting were discussed.

Mr. Bush was concerned that the minutes were too general.

Mrs. Wells and Mr. Underwood spoke to the concerns Mr. Bush expressed. They both felt the minutes covered the details of the meeting accurately.

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

Mrs. Underwood seconded motion.

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

Motion passed 3-0-2. Mrs. Turner abstained because she was not a member of the commission in July of 2007.

Mr. Bush made a motion to adjourn.  
Mrs. Turner seconded motion.

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

Motion was passed 5-0.

Meeting adjourned.