

**Minutes****Bethel Township Board of Zoning Appeals****May 24, 2007 – 7:00 P.M.****Special Meeting****Bethel Local Schools Auditorium, 7490 South State Route 201, 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 – Vice Chairperson – 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 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. He also stated that this case was to amend the current Bethel Township Zoning Resolution.

Case ZA-08-07, a request from the Bethel Township Board of Trustees to amend the current Zoning Resolution with a proposed new Zoning Resolution.

Mr. Gebhart spoke on behalf of the applicant the Bethel Township Board of Trustees.

Mr. Gebhart pointed out randomly selected portions of Articles 3, 4, 20 and 30 to point out what was new or different about the proposed amendment.

Mr. Gebhart stated that the Board of Trustees Public Hearing for this proposed amendment would be May 22, 2007 at 6:00PM. This is just prior to the regularly scheduled Trustee meeting. He stated that the Trustees asked for the public hearing portion of this case to be the 22<sup>nd</sup> rather than the May 8<sup>th</sup> meeting so that more residents could review the document.

Discussion among Zoning Commission members.

Mr. Bush spoke on his concern about A-1 and A-2 Agricultural lot sizes. Mr. Gebhart discussed those concerns. Mr. Roger Goubeaux, who was a Township Trustee at the time that the A-2 General Agricultural lot size was increased spoke to help clarify why the larger 20-acre size was adopted for the minimum lot size in that district.

More discussion among Zoning Commission members

Mr. Underwood asked for anyone wishing to speak from the public.

Mr. Roger Goubeaux, 7515 S. Dayton-Brandt Road, Tipp City, OH 45371 spoke. Mr. Goubeaux expressed his concern about the small turnout for such an important issue. He wanted staff to try to contact as many people as possible for the Trustees Public Hearing on May 22, 2007. Mr. Gebhart said that notice for this meeting was placed on the website and in the Troy Daily News. Mr. Gebhart stated that he would place an announcement in the Troy Daily News and provide a press release to both the Tipp City newspaper as well as the Dayton Daily News.

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

**A motion to approve was made by Mrs. Wells for Case ZA-08-07 w/comments that will be provided to staff in written form.**

Mrs. Turner seconded the motion.

Mr. Bush – Yea

Mrs. Turner – Yea

Mrs. Wells - Yea

Mrs. Sheldon - Yea

Mr. Underwood - Yea

Motion passed 5-0.

Mr. Gebhart said that he would post the proposed zoning amendment document on the township website as soon as he could. He also stated that copies would be available at the library and in his office. A copy on CD was available for free, and a printed copy would be available for \$20.

Mr. Underwood thanked everyone for coming.

Mr. Underwood again stated that the Public Hearing before the Trustees would be Tuesday, May 22, 2007 at 6PM in the Township Meeting Room, 8735 South 2<sup>nd</sup> Street-Brandt.

Meeting adjourned.