

Minutes**Bethel Township Zoning Commission****October 25, 2007 – 7:00 P.M.****Regularly Scheduled Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present: Sheldon, Turner,
First Alternate Sumpter
Second Alternate Gross
Chairman Underwood****Zoning Commission Member(s) Absent: Bush, Wells****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 to those in attendance.

Jesse Underwood – Chairman – 5010 Eastland Drive
Polly Turner – Commission Member – 6435 Scarff Road
Judy Sheldon – Commission Member – 4905 Rudy Road
Harold Gross – Commission Member/ 2nd Alternate – 7355 SR 202
Joe Sumpter – Commission Member/1st Alternate – 8800 SR 202
Mike Gebhart – Bethel Township Director of Planning & Zoning

Mr. Underwood stated that copies of tonight's agenda and recent Zoning Commission minutes were available at the podium.

Mr. Underwood stated that Mrs. Wells and Mr. Bush had excused absences. Mr. Underwood also stated that quorum would be met for this evening because the two (2) alternate members of the Commission were present. Mr. Sumpter and Mr. Gross, as alternates, will be voting.

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 case for the evening.

Mr. Underwood explained that since this was an application initiated by The Bethel Township Board of Trustees that Mr. Gebhart would represent the Trustees as the applicant for this case.

Mr. Underwood asked Mr. Gebhart to read the case.

Case #ZA-15-07, a request from the Bethel Township Trustees, 8735 S. 2nd Street-Brandt, Tipp City, Ohio. This application seeks to amend the text of the Bethel Township Zoning Resolution for the following articles 3.0 Definitions, 12.04, 13.04 and 16.05. The requested amendments would reflect updated definitions and development standards for each of these articles.

Mr. Gebhart read his staff report for the Zoning Commission. Mr. Gebhart asked the Commission if they would like to have questions and answers after each item for the text change, or if they would prefer to hear all the requested text changes and then have a question and answer period. The Commission said to read all requests at once and then have a question and answer period.

Mr. Gebhart read the following text change requests:

Article 2 – Administration And Enforcement

Section 2.04.B.1: The Township Board of Trustees may appoint *two (2)* alternate members to the Zoning Commission, for terms to be determined by the Township Board of Trustees as identified in Section 519.04 of the Ohio Revised Code.

Article 3 – Definitions

CARPORT - A covered automobile parking space not completely enclosed by walls or doors. A carport shall be subject to all the provisions prescribed in this resolution for an accessory building.

Article 5 – R-1AAA Residence District

Section 5.05 Lot Development Standards

Maximum Imperious Surface Coverage Add See Section 30.05.K Accessory Building Size Standards

Article 14 – Flood Plain District

Section 14.05 Lot Development Standards

Minimum Lot Area 2 Acres

Article 30 – Supplemental Regulations

Section 30.05.H: All accessory building 200 square feet or less shall not require a zoning certificate, but shall be included when figuring the total square footage requirements for a lot.

Section 30.05.I: Any lot under 10 acres shall have no more than two (2) accessory buildings.

Section 30.05.J: Each accessory building shall be located no closer than 10 feet from another such accessory building.

Section 30.05.K: Maximum Gross Floor Area For Accessory Buildings

ACREAGE	# OF ACCESSORY BUILDINGS PERMITTED	MAX. SQ FT. FOR ACCESSORY ON LOT
.183-.275	2	672 SQ. FT.
.276-.716	2	900 SQ. FT.
.717-1.5	2	1200 SQ. FT.
1.5-3.0	2	1600 SQ. FT.
3.001-4.99	2	1900 SQ. FT.
5.0-10	2	2400 SQ. FT.
10+		

Mr. Underwood asked for any questions for Mr. Gebhart.

Discussion ensued between the Commission and Mr. Gebhart.

Mr. Underwood asked if there was anyone wishing to speak in 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 asked staff if there were any written submittals for this case. Mr. Gebhart stated no.

Since no one was present in support or in opposition to the application, Mr. Underwood closed that portion of the case.

Discussion ensued between the Commission and Mr. Gebhart concerning several of the text changes and their wording.

Commission members asked that Article 2.04.B.1 be reworded to read:

Section 2.04.B.1: The Township Board of Trustees may appoint *two (2)* alternate members to the Zoning Commission, to serve in place of absent members, for terms to be determined by the Township Board of Trustees as identified in Section 519.04 of the Ohio Revised Code.

Commission members asked that Article 3 Definitions be changed to read:

CARPORT - A carport shall be subject to all the provisions described in this resolution for an accessory building.

Commission members asked that Article 5.05 be changed to read:

Section 5.05 Lot Development Standards

Maximum Imperious Surface Coverage

35% Single Family Dwellings

See Section 30.05.K Accessory Building Size Standards

45% All Other Uses Including Accessory Buildings (see Article 30.05K)

Commission members asked that Section 30.05.J be reviewed with Chief Blackburn concerning Ohio Fire Code and the number of feet between buildings.

Commission members asked that Section 30.05.K include a maximum number of buildings and square footage for parcels that are 10 or more acres in size.

A motion to approve was made by Mrs. Sheldon for Case ZA-14-07 with the requested changes.

Mrs. Turner seconded motion.

Mr. Underwood asked for any other discussion. Mr. Underwood having heard none asked for a roll call vote.

Mr. Gross – Yea

Mr. Sumpter - Yea

Mrs. Turner – Yea

Mrs. Sheldon - Yea

Mr. Underwood - Yea

Motion passed 5-0.

Mr. Gebhart stated that tonight's case would have its public hearing before the Bethel Township Board of Trustees on Tuesday night, November 16th at 6:45 PM before their regularly scheduled meeting. The Trustees vote on the matter will come at their November 27, 2007 regularly scheduled meeting.

Motion to table the approval of the minutes of the August 2007 Bethel Township Zoning Commission was made by Mrs. Turner.

Second Mrs. Sheldon

Mr. Gross – Abstain
Mr. Sumpter - Abstain
Mrs. Turner – Yea
Mrs. Sheldon - Yea
Mr. Underwood – Yea

Mr. Sumpter and Mr. Gross abstained because they were not members of the Zoning Commission at that time.

Motion passed 3-0-2.

Motion to table the approval of the minutes of the September 2007 Bethel Township Zoning Commission was made by Mr. Gross.

Second Mrs. Turner

Mr. Gross – Yea
Mr. Sumpter - Abstain
Mrs. Turner – Yea
Mrs. Sheldon - Yea
Mr. Underwood – Yea

Mr. Sumpter abstained because he was not present at the September 2007 Zoning Commission meeting.

Motion passed 4-0-1.

Mr. Gebhart gave a brief overview of next months meeting agenda.

Discussion among Commission on various topics.

Motion was made to adjourn.

Seconded by Mrs. Turner.

Mr. Gross – Yea
Mr. Sumpter - Yea
Mrs. Turner – Yea
Mrs. Sheldon - Yea
Mr. Underwood - Yea

Motion passed 5-0.

Meeting adjourned 8:31 PM.