

**Minutes****Bethel Township Zoning Commission****November 29, 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, Wells****First Alternate Sumpter****Chairman Underwood****Zoning Commission Member(s) Absent: Bush****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

Lana Wells – Commission Member – 5130 Eastland Drive

Joe Sumpter – Commission Member/1<sup>st</sup> 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 Mr. Bush had excused absence. Mr. Underwood also stated that quorum would be met for this evening because the Joe Sumpter, the 1st alternate member of the Commission was present.

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. 2<sup>nd</sup> 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 3 – Definitions:  
Add the following definition.**

**Flea Market: A flea market, swap shop, or similar activity by whatever name, where the use involves the setting up of two or more booths, tables, platforms, racks, or similar display areas for the purpose of selling, buying, or trading merchandise, goods, materials, products, or other items offered for sale outside an enclosed building. Flea markets shall not include any of the following activities, which occur at the same location four or fewer days in a calendar year: garage sale, produce stands, or fundraising activities done by a nonprofit organization**

**Article 12.04 – I-1 Light Industrial District  
Conditionally Permitted Uses  
Non-Residential Uses  
Add  
Flea Market/Swap Meet**

**Article 13.04 – I-2 Heavy Industrial District  
Conditionally Permitted Uses  
Non-Residential Uses  
Add  
Flea Market/Swap Meet**

**Article 15 – Domestic Agriculture District****Section 15.05: Lot Development Standards**

**Add to current Minimum Lot Area: No lot shall have a depth which is more than three (3) times it's width, nor shall it have a depth less than one hundred fifty (150) feet.**

**Article 16 – General Agriculture District****Section 16.05: Lot Development Standards**

**Add to current Minimum Lot Area: No lot shall have a depth which is more than three (3) times it's width, nor shall it have a depth less than one hundred fifty (150) feet.**

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.

The Commission discussed whether the 3 to 1 ratio should be applied to other zoning district such as R-1AAA in addition to A-1 and A-2. Discussion continued over this question. Tabling the request, and seeking input from the Trustees was discussed.

A motion to table was made by Mrs. Wells for Case ZA-15-07 with the requested changes.

Mrs. Sheldon seconded motion.

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

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

Motion to table passed 5-0.

Old Business:

Case: ZA-11-07, an application from the Bethel Township Board of Trustees, 8735 S. Second Street – Brandt, Tipp City, OH, 45371. Through Resolution 07-06-070, the Trustees want to change the minimum lot size for all commercial and industrial zoning districts to a minimum of 20.0-arces. This is an attempt to commercial and industrial development towards Planned Districts.

This request has been withdrawn by the Trustees.

Mrs. Sheldon made the motion to untable this request.

Second Mrs. Turner.

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

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

Motion to untable passed 5-0.

Mrs. Turner made the motion to dismiss Case ZA-11-07.

Mrs. Wells seconded.

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

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

Motion to dismiss Case ZA-11-07 passed 5-0.

Approval of meeting minutes:

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

Second Mrs. Sheldon

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

Motion passed 3-0.

Motion to approve of the minutes of the September 2007 Bethel Township Zoning Commission was made by Mrs. Wells.

Second Mr. Gross

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

Motion passed 5-0.

Motion to approve of the minutes of the October 2007 Bethel Township Zoning Commission was made by Mrs. Turner.

Second Mr. Sumpter

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

Motion passed 5-0.

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

Discussion among Commission on various topics.

Motion was made to adjourn.

Meeting adjourned.