

Minutes

Bethel Township Board of Zoning Appeals

January 15, 2009 – 7:00 P.M.

Regularly Scheduled Meeting

Bethel Township Meeting Room, 8735 S. 2nd Street – Brandt, Tipp City, Ohio

**Board of Zoning Appeals Member(s) Present: Fisher (Chair), Paden, Senseman
Sonnanstine, Schwieterman
(alternate)**

Board of Zoning Appeals Members(s) Absent: Biggs

Staff Present: Gebhart – Director of Planning & Zoning

Mrs. Fisher called the meeting to order at 7:03 PM.

Mrs. Fisher explained the process of the meeting to residents present. This included the explanation that anyone how wished to speak should come to the podium and clearly state their name and address. At that time the person would be sworn in.

Each member of the Board introduced themselves.

Mr. Senseman made a motion to move the approval of the previous meetings minutes to the end of the meeting.

Mr. Paden seconded the motion.

Mr. Paden	Yes
Mr. Schwieterman	Yes
Mr. Senseman	Yes
Mr. Sonnanstine	Yes
Mrs. Fisher	Yes

Motion to move the approval of the previous meetings minutes to the end of the meeting approved 5-0.

Mrs. Fisher explained that this was the first meeting of the Board of Zoning Appeals for the year, and election of officers for the year needed to take place.

Mr. Paden nominated Mrs. Fisher to serve as Chair.

Mr. Senseman seconded the nomination.

Mr. Paden	Yes
Mr. Senseman	Yes
Mr. Schwieterman	Yes

Mrs. Fisher Abstain

Motion passed 3-0-1. Mrs. Fisher will serve as Chair for 2008

Mr. Paden nominated Mr. Biggs to serve as Vice-Chair.

Mr. Senseman seconded the nomination.

Mr. Paden	Yes
Mr. Senseman	Yes
Mr. Schwieterman	Yes
Mrs. Fisher	Yes

Motion passed 4-0. Mr. Biggs will serve as Vice-Chair for 2008

New Business:

CU-01-09: A request from Wilber Brown, Jr., 1111 Langdale Avenue, New Carlisle, OH. The applicant requests a Conditional Use under Sec. 5.04 of the Bethel Township Zoning Resolution to establish a second single family residential dwelling on site. The property in question is located at 7500-7504 Dayton Brandt Road, Tipp City, Ohio, Miami County, Bethel Township, Town 2, Range 9, Section 9.

Mr. Gebhart gave the staff report.

Mr. Wilber Brown, Jr., 1111 Langdale Avenue, New Carlisle, OH spoke on behalf of his request.

Mrs. Fisher opened the public hearing portion meeting for this case. She explained that each speaker would be sworn before being allowed to speak.

Mrs. Fisher asked if there was anyone present wishing to speak in favor of the application?

Seeing no one wishing to speak in support of the application, Mrs. Fisher asked if there was anyone wishing to speak against the application?

Greg Johnston, 7425 SR 201 spoke against the request. Mr. Johnston also brought a letter from Ronnie F. Butschillinger of 7385 SR 201. Mr. Butschillinger was also opposed to the request.

Mr. Gebhart stated that he had also received letters in opposition to the request from:

Roger Goubeaux, 7515 SR 201
John Kley, 7460 S. Dayton-Brandt Road

Both letters were read into the record by Mr. Gebhart.

Mrs. Fisher asked if anyone else would like to speak for or against the application. Seeing none, she closed the public hearing portion of the meeting for this case.

Discussion among the Board of Zoning Appeals members and staff. Much of the discussion centered around the drainage issues associated with the lot and the area in general, as well as the Health Districts approval of additional onsite septic systems on a lot less than 1.0 acres in size.

Motion was made by Mr. Schwieterman to deny the requested Conditional Use.

Seconded by Mr. Senseman.

Mr. Paden	Yes
Mr. Schwieterman	Yes
Mr. Senseman	Yes
Mr. Sonnanstine	Yes
Mrs. Fisher	Yes

Motion to deny requested Conditional Use approved 5-0.

Old Business:

None

Previous Meeting Minutes:

Approval of Minutes

December 18, 2008

Motion was made by Mr. Senseman to approve the previous meetings minutes as submitted by staff.

Seconded by Mr. Sonnanstine.

Mr. Paden	Yes
Mr. Schwieterman	Yes
Mr. Senseman	Yes
Mr. Sonnanstine	Yes
Mrs. Fisher	Yes

Motion to approve the December 18, 2008 minutes passed 5-0.

Adjournment:

Motion was made by Mr. Schwieterman to adjourn.