

**Minutes****Bethel Township Zoning Commission****May 27, 2010 – 7:00 pm.****Workshop Meeting****Township Meeting Room, 8735 S. Second Street – Brandt, Tipp City, Ohio****Zoning Commission Member(s) Present: Bush, Turner, Underwood, Caskey, Furderer (alternate),****Member(s) Absent: Smith-Rich(alternate), Schwieterman****Alternates:****Chairman Bush****Staff Present: Ehrhart – Director of Planning & Zoning**

Mr. Bush called the meeting to order at 7:00 pm.

Mr. Ehrhart stated that this was a workshop meeting to discuss potential changes to Article 30 of the Bethel Township Zoning Resolution.

All commission members in attendance were given a copy of Article 30 in which to review during this meeting. The following is an outline of the items that were discussed:

- Section 30.05 Discussion to remove the first sentence regarding roadside stands due to that being covered elsewhere in the resolution.
- Section 30.05- A-4 Discussion to remove these item due to it being covered elsewhere within the resolution.
- Section 30.05- A-6-C-2 Discussion to reduce the height to 4 feet.
- Section 30.05- C Recommended to remove due to being repetitive.
- Section 30.05- D Recommended to remove the word residential.
- Section 30.05- E Recommended add the word setback.
- Section 30.05-F&G Recommended to remove both sections as it is covered in the district regulations.
- Section 30.05-I Recommended to remove due to being covered in chart within this section.
- Section 30.05 K Recommended to modify the chart adding setback and to increase the maximum size on of the 2 categories.
- Section 30.06-B-3 Recommended to remove and add regulations for fences in the front yard.
- Mr. Bush asked for the fencing requirements to be reviewed.
- Section 30.06- C&D Recommended adding requirements for fencing in the front yard.
- Section 30.10-A Recommended removing last sentence as it is subjective.
- Section 30.12- Need to fix typo on “eaves”

- Section 30.12- Recommended to add regulations for handicap ramps
- Section 30.13-C Recommended to add “Unless exempted by federal regulations”.
- Section 30.14-D Recommended to add “that are subject to regulation by the Ohio Basic Building Code”
- Section 30.18 Recommended to add “Decorative entrance structures must have the approval of the Bethel Township Fire Department and must not restrict visibility of entrance to the roadway”.
- Section 30.28 Recommended to add “for a period of more than seven consecutive days” and strike “when not in use”.

Meeting Adjourned