

October 23rd, 2023

The Bethlehem Township Board of Appeals met on Monday October 23rd 2023, 7pm at the township hall. The meeting was called to order by Dennis Wheeler. The meeting was opened by the pledge of Allegiance. Three board members were present by roll call: Henry Cochran, Chris Simmons, & Dennis Wheeler. Also, in attendance was Zoning Secretary Megan Colucy..

The first matter of business to come before the meeting was to approve the previous minutes of the Zoning Appeals meeting, held August 21st 2023. Henry motioned to accept the minutes. Chris Simmons seconded the motion, and it was approved by unanimous vote.

Bill Warner is acting as an interim for zoning inspector Ed Cochran since he resigned his position due to his medical issues. Bill had to resign his position on the board of appeals to become the zoning inspector. Bill will be training Scott Borojevich for the next couple weeks so he can step in as the new Zoning Inspector.

Barb Williams: AWI Inc. is here tonight for the renewal of her 2 year conditional permit. Barb has paid the \$275 fee and returned the completed renewal of the conditional zoning application for the use of the property at 5362 Biery St SW Navarre Oh. 44662. Henry motioned to approve Barb Williams' application. Chris seconded it. All in favor by roll call: Henry yes Chris yes Dennis yes

Gateway Equity Group LTD: renewal for a mobile home at 7932 Brinker St Navarre Oh 44662 They sent in their money for the renewal of the permit \$275. but did not return their conditional zoning application. Bill Warner said that we will need to send out another application for them to fill out so the Board can vote on the renewal of their permit at the next meeting. Jody Matics will have to let us know if she receives the application in the mail and will need to get that to the Zoning Inspector.

Next conditional permits that will need a 2 year renewal are:  
Springwood lake Camp  
Lake Sherman Village  
Soehnlén Veterinary Clinic

I sent out letters to them already for the conditional permit applications. I will also post in the Bargain Hunter because Bill said that is where Fiscal Officer Jody wants it posted because they don't cost as much as the Independent does. Bill talked to Jody and she sent out the letters also and posted the renewal in the Bargain Hunter for December 19th at 10am for the meeting to be held to vote on approvals for these permits.

Certified letters for property maintenance violations went out. Properties that have continuous violations on them are:

Jerry Smeyres 8094 Fohl Rd SW Navarre Oh 44662

Chad & Monica Farnsworth 8154 Fohl Rd SW Navarre Oh 44662

George Ferich 8396 Hudson Dr SW Navarre Oh 44662

After thirty days we will need to contact the prosecuting attorney so they can pursue the violations further for the township.

Fiscal Officer Jody Matics got the returned certification letters in the mail and then sent them back out as just delivery confirmations. Board members said that they don't think this will help now because now they can say that they didn't get the letters even though it was confirmed to get to their house. All the people with the violations have to do is say they didn't get the letter. Board members want the Inspector to check with the prosecuting attorney to see what proper protocol is with violation properties.

Bill is working on the Lantzer property. There was a stop work order issued on June 20th.

This will probably have to go to civil court. Bill will let us know what he finds out after the next trustees meeting.

Wedding Venue neighbors are saying they are still having weddings on property. Neighbors state that they are renting out the property to people to take pictures. We will have to call the Ryan Shanower to go to the property next time they have something on their schedule.

Solar Farm wants to use 75 acres of Kimble/L&M Mining property to put up solar panels. Would this be a sub-lease agreement for the property? Board will need to check into this more to see what kind of plan for the solar panels they plan on doing at the property. They will need to bring more details to the board so we can look into this better to understand their plan at the property and see if we can even approve this or see where this fits in our township resolution book.

Henry motioned to close the meeting. Chris seconded the motion. Meeting was closed at 8:28pm.

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Dennis Wheeler - Chairman

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Megan Colucy - Zoning Secretary