

BETHLEHEM TOWNSHIP TRUSTEES

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Bethlehem Township Zoning Board of Appeals Minutes from December 19th 2023.

The Bethlehem Township Board of Appeals met on Tuesday December 19th 2023, 10am 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, Tony Rodriguez & Dennis Wheeler. Chris Simmons was absent. 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 October 23rd 2023. Henry motioned to accept the minutes. Tony seconded the motion, and it was approved by unanimous vote.

Guest was Bill Wilhelm: He is requesting a variance for a new build at his property at 6360 Beth Ave NW Navarre Oh 44662

Board members said they did not see a problem with this but it does have to get advertised before the board can vote on the approval for a permit and Bill will need to pay the \$275 application fee.

Legal Advertisement was in the Bargain Hunter December 30th 2023.

A Complaint from John Eisenhut stated that Troy Faiello at property 5755 Hudson Dr SW Navarre Oh 44662 parcel 10014661 has a violation of section 401.6 minimum rear yard depth of 50 ft.

John stated that Troy has built a barn and some of the barn is on his property. Inspector Scott said he is going to check into this and let the board know what he finds out.

2 year conditional permits renewal:

UMH Properties Inc. (Springwood Lake) is renewing their 2 year conditional zoning permit for the operation of a mobile home park at 7227 Beth Ave SW Navarre Ohio 44662

Henry motioned to approve the renewal of the permit. Tony seconded it.

All in favor by roll call: Henry yes Tony yes Dennis yes

Springwood Lake Camp Club is renewing their 2 year conditional permit for the use of a camping club at 7373 Sherman Church SW Navarre Ohio 44662.

Tony motioned to approve the renewal of the permit. Henry seconded it.

All in favor by roll call: Henry yes Tony yes Dennis yes

Soehnlén Veterinary Clinic is renewing their 2 year conditional permit for the operation of a veterinary clinic at 6315 Beth Ave SW Navarre Ohio 44662.

They paid \$275. Renewal fee but did not return any of the paperwork. Jody said she was gonna see if they had the paperwork completed so she could run and get it. Board can not renew this permit until they return the signed conditional renewal permit.

Gateway Equity Group LTD still have not received a signed conditional permit back yet. They have paid the fee for the renewal. Inspector will see if we can find a number to contact them or we will need to send out another permit to them to have them sign.

Berlin Mineral CO. LLC (solar panels) Ed did not give any information on any of his findings with the solar panes. Inspector Scott will do some checking into this and see what he can find out. Then the board will need to see legally how many zoning permits can be issued to one property. Need to see where the township stands legally with one permit over another. We will need to contact the prosecuting attorney and maybe they can help with this matter.

Lantzer property: Prosecuting attorney is involved with this property and we are waiting to hear back on how the township is to proceed with the issues here.

Henry motioned to close the meeting. Troy seconded it.
Meeting was closed at 11:26am.

Dennis Wheeler - Chairman

Megan Colucy - Zoning Secretary