

BETHLEHEM TOWNSHIP ZONING DEPARTMENT

8600 BLOUGH AVE SW ♦ P.O. Box 161 ♦ NAVARRE, OH 44662

Scott Borojevich Zoning Inspector

Email: btzoninginsp@outlook.com Phone: 330-265-4185

Zoning Commission Board Minutes for August 20, 2025

Commission Board Chair, Holzer called the meeting to order at 6:00 pm. Seconded by Arntz-Tournoux. The pledge was recited by all present. Upon Role Call the Result Was:

Holzer HERE Flinner HERE Arntz-Tournoux HERE Scheetz HERE

Also present was Zoning Secretary Matics.

Arntz-Tournoux made the motion to accept the minutes of July 23, 2025 as they have read them through email. Scheetz seconded the motion. All in Favor: YES

Discussion: SCRP's acceptance of changing advertising codes for the Appeals and Commission Boards in the zoning resolution.

Decision:

Resolution #2025-02

Flinner made the motion for the resolution to accept the changes to the Bethlehem Township Zoning Resolution as submitted by the Bethlehem Township Zoning Commission Board request as follows:

Article VIII Conditional Zoning Certificates.

Update section 801.1 D. Hearing

After adequate review and study of any application, the Board of Zoning Appeals shall hold a public hearing or hearings upon every application after at least one (1) publication using methods allowed in ORC 519.06 at least ten (10) days prior to the date of the hearing. Such notice shall indicate the place, time, and subject of the hearing.

Article IX Board of Zoning Appeals

Update section 901.11 Notice of Hearings

When a notice of appeal has been filed in proper form with the Board of Zoning Appeals, the secretary shall immediately place the said request for appeal upon the calendar for hearing, and methods allowed in ORC 519.06 at least ten (10) days before the date of such hearing. The Board, at its discretion, may send out further notices to publicize such hearings. The Board may recess such hearings from time to time, and if the time and place of the continued hearing be publicly announced at the time of adjournment, no further notice shall be required.

Seconded by Arntz-Tournoux. Upon Roll Call the Result is:

Holzer YES Flinner YES Scheetz YES Arntz-Tournoux YES

Holzer will attend the Trustees meeting on September 2, 2025.

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Discussion: Member discovery comparing the most recent old resolution to the most previous resolution.

Decision:

- 1) Page 60 in the new book does not have Section 422.2 #14. Solar Energy that is in the old book on page 54.
- 2) Page 28 of old book has 2 paragraphs in section 301.4 (v) that are not in the new book.
- 3) Check on revision date for solar and demolition. New book states 2013. Should it be 2025?
- 4) Holzer will verify the above items with Jonelle at SCRP.

Discussion: Suggestions for revisions/additions from Borojevich

- 1) Solar revisions on Kw.
- 2) Transient permitting for food trucks
- 3) Transient permitting for door-to-door sales
- 4) Oil and gas well permitting

Decision:

- 1) Solar - There is always going to be things that come up concerning the zoning resolution. They can do variances on items already in the zoning resolution until there are multiple requests for the same item. Speak to Borojevich for more information.
- 2) Look into language for food trucks and the permitting of food trucks. Speak to Borojevich for more information.
- 3) Door-to-door sales is up to the township. Holzer will speak to Borojevich to see if he will bring it up to the trustees for the entire township
- 4) Oil and gas well permitting. Should that be a township item? Does this go through the County?

Holzer stated that hopefully at our next meeting we can finalize the zoning resolution to go to print. Any topics for our next meeting? Arntz-Tournoux stated she will have proofs of various covers for the zoning resolution for the next meeting.

Holzer asked Matics to inform Borojevich that we need more information on the first 2 items and the last 2 items they do not think that is their responsibility.

The next meeting will be Tuesday, October 21 2025 at 6:00 pm. Holzer moved to adjourn. Seconded by Arntz-Tournoux. The meeting adjourned at 6:50 pm.

Chair-Adele Holzer

Zoning Secretary - Jody Matics