

The Bethlehem Township Board of Appeals met Monday July 27th 2020 7pm at the township hall. The meeting was called to order by Henry Cochran. The meeting was opened by the Pledge of Allegiance. Three members were present with roll call: Henry Cochran, Tom Newell, and William Warner. Dennis Wheeler and Larry Lallathin were absent. Inspector Ed Cochran was present.

January 27th 2020 minutes were read. Bill Warner motion to accept the minutes. Henry Cochran seconded.

Inspector Ed handed out a document on Article II (Add To Definitions) about solar energy. Ed wanted to know if both types of solar energy apply to this solar project. Bill stated that it does. That on the last page of this article it states: A principal solar energy production facility shall be considered a permitted use in the (higher intensity commercial and industrial) districts, and a conditionally permitted use in the agricultural (R.R.) district, provided all requirements and regulations as set forth below are met. Bill said this is zoned a R.R. district so they are permitted to do this solar project as long as this article is law. Therefore this property would not need to be rezoned as long as it has the 5 acres of land and we do the conditional permit for it through our zoning board.

Bill also said that all of these revised articles should have a typed date on top of these articles so that the township knows it has been revised and accepted and now is law. Ed agrees that articles should have a typed date and noted that it was accepted and now is the law in the township.

Ed wanted the board to know that AT&T is putting up towers off Fohl Rd. into Perry township. What they wanted from us was any type of historical information we have about the land so they don't interrupt any historical sites. Ed said it's not our zoning, it's Perry Township so they would have to worry about it.

Beth Mobile Home is still talking about adding an additional 60 plus units to their land. Ed said he has been getting a lot of complaints from neighbors about the increased traffic and the mobile homes are not keeping up with their cleanliness of maintenance in the area. There hasn't been progress on this due to them having issues getting the sewer and water developed in the area. Plus these additional units have to be at least 700sqft per mobile home and on a cement slab so they are not a movable structure.

L&M Mineral is almost done with their mining of the land. They will have to have EPA come in to inspect the property before they pull out of the property completely.

Ed said he has 2 variances that were run through regional planning.

1. AT&T towers in Perry Township
2. Shepler Church right before you get to Otterbein Church

Ed gave a verbal warning to the gentleman on Hudson Dr. It's zoned industrial and there are cars all over the place. Now we can proceed with a written warning since Ed has spoken with him.

The Trailer at 5994 Brinker has a for sale sign for the property. In which is where we have been trying to get the trailer removed. We do not know if the trailer is included in the for sale.
5787 Brinker there is a junk truck sitting there that needs to be removed.
8610 Sherman Church Ave SW East Sparta has a stripped down SUV sitting there and a camping trailer that needs to be removed.

Tom Newell motioned to close the meeting. Bill Warner seconded. Meeting closed at 7:54pm.

Dennis Wheeler- Chairman

Megan Colucy- Zoning Secretary

Bethlehem Township Zoning Appeals Board Attendance

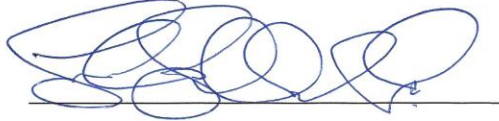
This is to certify that these members attended the meeting held on Oct 5th 2020

Payable to:


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