

Agenda

Beavercreek Township Zoning Commission

01/06/22
6:00 p.m.
2195 Dayton-Xenia Rd.
Beavercreek, OH 45434

Note taker:
Laurie Brown,
Zoning Inspector

Agenda Topics

Roll Call

Case #827

Rezoning Request
ES-2.5 to A-1

Case #824-A

PUD Minor Modification
“The Courtyards”

Minutes

Adjourn

**- PUBLIC HEARING NOTICE -
BEAVERCREEK TOWNSHIP
ZONING COMMISSION
CASE #827**

The Beavercreek Township Zoning Commission will hold a public hearing in the Community Room on the lower level of Fire Station #61, located at 2195 Dayton-Xenia Rd., Beavercreek, Ohio 45434 on Thursday, January 6, 2022, scheduled to begin at 6:00 p.m.

The purpose of the hearing is so the Commission may review and act on an application by property owners Derek and Kelli Hein to reclassify two parcels into the Agricultural (A-1) zoning classification. The list of parcels considered for rezoning are listed below. The parcels are located at 2699 Beaver Valley Rd. This action will be considered a Zoning Map Amendment.

Parcel List: B03000200290004800; B03000200290004700

This notice was prepared and processed for publication by Associate Economic and Zoning Administrator Max McConnell in accordance with state requirements.

The Zoning Commission will make a recommendation to the Board of Trustees to approve, approve with conditions, or deny the proposed amendment. The Trustees will then make a final decision on the amendment at a separate Public Hearing.

The language for the requested text amendment may be viewed at the Zoning Office, 851 Orchard Lane, on or before the date of the public hearing by contacting the Community Development and Risk Department at 937-306-0065, M-F, 8:00 a.m. to 4:30 p.m.

Staff Report: ZC Case #827 – Rezoning Two Parcels from ES-2.5 to A-1

Introduction

The facts of this case are relatively straightforward. The parcels proposed for rezoning were recently purchased by Derek and Kelly Hein. The previous owner of the parcels subdivided into residential plots. The previous owner was not able to develop these plots and they are still used agriculturally. The current owners applied to have these parcels' zoning reverted to their previous A-1 zoning designation.

Context

Through conversations with the applicants, Staff has determined that their intention is to combine the two parcels with the adjoining A-1 parcel and continue agricultural activity on the combined parcel. The parcels are surrounded by A-1 agricultural zoning, with the area to the West being the Koogler Wetland Prairie Reserve. Staff considers the existing ES-2.5 zoning an example of "spot zoning" and strongly agrees with the proposed change in zoning. The proposed rezoning has been reviewed by Greene County Regional Planning and was recommended for approval with Resolution #21-12-14-4E. A copy of this Resolution is included with the case packet.

Recommendation

Staff strongly recommends approval of the proposed zoning change. The new owners of this parcel have a clear intent to engage in agricultural production, and their zoning should reflect this land use.



New Germany-Trebein Rd

Beaver Valley Rd

Koogler Wetland
Prairie Reserve

ES-2.5

ES-2.5

S84-23-8E 780.10

S6-19-6W 415.92

N0-2-2E 418.67

S84-23-8E 1640.89

N86-49-52W 169.08

N64-57-10W 168.18

S89-28-25W 154.39

S40-38-20W 298.14

N40-38-20E 298.14

N55-52-32E 111.41

N87-9-52W 91.47

S60-11-51E 333.79

N30-41-51W 333.79

S0-46-38E 139.00

N0-46-38W 139.00

N27-48-51W 161.00

N30-41-51W 333.79

N17-0E 433.27

N5-7-25E 233.02

N4-04-10E 435.19

N89-9-3W 447.39

N38-9-3W 75.10

S39-46-49W 1315.03

N89-58-17E 1318.70

S1-7-5W 1103.84

N1-7-5E 1103.84

S1-7-5W 1101.59

S35-12-55E 76.00

N5-34-0E 406.25

S36-22-36E 1294.57

N63-40-21W 774.71

S39-40-21E 1761.52

N70-39-22W 176.00

S74-23-21W 176.00

N2-18-2E 81.53

S00-00-0W 299.32

N89-38-28E 318.52

S76-16-28E 99.87

N24-33-41E 230.50

N88-40-23W 456.13

S2-37-21W 391.83

N6-19-6E 807.57

S2-37-15E 865.82

627.18

N3-56-21W 572.94

S0-3-00W 163.27

N5-3-40E 416.27

N84-56-21W 460.00

BEAVERCREEK TOWNSHIP ZONING COMMISSION
1981 Dayton-Xenia Road
Beavercreek, Ohio 45434

APPLICATION FOR A PROPOSED ZONING CHANGE

Date of Application 10-26-2021 Case Number 827

Name of Applicant Derek & Kelli Hein

Address 2699 Beaver Valley Rd, Beavercreek, OH 45434

Tele. Bus. (937) 776-0158 or (937) 271-8458 Tele. Res. _____

Name of Owner Derek & Kelli Hein

Address 2699 Beaver Valley Rd, Beavercreek, OH 45434

Tele. Bus. (937) 776-0158 or (937) 271-8458 Tele. Res. _____

IF APPLICANT IS NOT THE OWNER, WRITTEN AUTHORIZATION MUST BE PROVIDED.

Location of property where change is requested in accordance to County Auditor's Property Plat.

Book Records _____ B03 000 20029 000 4800

Name of Township: Beavercreek Book, Page, Parcel B03 000 20029 000 4700

Lot No. _____ Subdivision _____

Property is situated along the ~~East~~ West side of Beaver Valley Rd.
(East, West, North, South) (Name of road or street) (Parcel No.)

Approximately _____ feet of the intersection of Beaver Valley ~~and New German Trebein~~
(Name of road or street) Trebein

with New German Trebein, Lot numbers involved in change: 2
(Name of road or street)

Name of Subdivision Plat n/a Amount of

area of change: 5 acres (2 lots)

Reason for wanting Zoning Change: Rezone 2 lots to agriculture instead to match the rest of our land.

Parcels - B 03 000 20029 000 4700 & B03 000 20029 000 4800

Character of Neighborhood: _____

I, (We) the undersigned owner (s) or lessee, hereby request that this property now classified as ES-2.5 District be reclassified as A1 Agricultural District in accordance with Zoning Resolution.

Attached is a list of the names and addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed.

This application is accompanied by eleven (11) copies of a map or plat drawn to scale, showing the existing and proposed zoning reclassification and other pertinent information.

This application is accompanied by a fee in the amount of \$ 275 for the purpose of defraying expenses of publishing notices in the newspaper and mailing costs.

Verified by Applicant

Signed : [Signature]

State of Ohio, Greene County: S.S.

The undersigned, being first duly sworn, says that he is the Derek Dale named in the foregoing application, and states that all the facts stated in said application are true as he believes.

Sworn to before me by the said Derek Dale and by subscribed in my presence this 5TH day of November, 20 21.

Laurie D. Brown
Notary Public
Greene County



LAURIE D. BROWN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
06-29-2022

Regional Planning and Coordinating Commission of Greene County

651 Dayton-Xenia Road • Xenia, Ohio 45385-2699
Phone 937-562-7480 • Fax 937-562-7485



DeAndra Navratil, AICP, Executive Director
E-mail: deandra.navratil@greencountyohio.gov

December 20, 2021

Member Jurisdictions

Greene County

Cities

Bellbrook
Fairborn

Villages

Clifton
Jamestown
Spring Valley
Yellow Springs

Townships

Bath
Beavercreek
Caesarscreek
Cedarville
Jefferson
Miami
New Jasper
Ross
Silvercreek
Spring Valley
Sugarcreek
Xenia

Dear Max McConnell,

The Executive Committee of Regional Planning and Coordinating Commission of Greene County convened on December 14th, 2021 at 1:30 PM review and vote on Resolution #21-12-14-4E, a zoning map amendment, to rezone two parcels from ES-2.5 to A1 Agriculture.

The Executive Committee recommends approval of the zoning map amendment as it is presented.

For any questions regarding this decision, please contact staff at the Department of Regional Planning and Coordinating Commission.

Thank you,

Sahara Shrestha
Planner

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12-23/2021

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