

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
August 14, 2023 – Regular Meeting**

MEMBERS PRESENT: Mr. Riddell, Ms. Glenn, Mr. Simmons, Mr. Hackney, Mr. Mear (*Alternate - seated*)

MEMBERS ABSENT: Mr. Reisen

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:00 PM

ADJOURNMENT 6:55 PM

Meeting was held at West Chester Township Hall.

Mr. Riddell called the meeting of the West Chester Board of Zoning Appeals to order.

Mr. Wiegand called the role. A quorum was established.

Ms. Glenn made a motion to approve meeting minutes of the July 10, 2023 meeting. Mr. Hackney seconded. Motion was approved unanimously.

Mr. Riddell swore in staff.

BZA 23-09 David Power – 9286 Brandywine Lane

Mr. Wiegand presented the staff report including a PowerPoint presentation, current zoning in the area, aeriels, background of request, staff comments and case history. Mr. Wiegand stated the applicant has requested a variance from Article 12.021 for the keeping of apiculture on a lot of less than 3 acres in an R-1 (Suburban Residence) District.

Mr. Wiegand explained that the applicant was issued a zoning violation for keeping of bees on a lot of fewer than 3 acres. The property owner was granted time to submit this variance request to the BZA. The property includes substantial hives in the rear yard for the keeping of bees.

The Board had no questions of staff

**Applicant: David Power
9286 Brandywine Lane**

Mr. Riddell swore in the applicant.

Mr. Power explained his history of beekeeping on his property, which started 6 years ago. Mr. Power explained the hobby is not a business and is for personal consumption only. Mr. Power then gave a brief overview of the process of developing and maintaining beehives. Mr. Power stated bees will travel over 2 miles from a hive to pollination centers, making the location of a hive somewhat immaterial to a neighborhood. Mr. Power shared a video with the BZA, showcasing his backyard and the bees in his yard.

Mr. Hackney asked the number of bees in his hives. Mr. Power stated approximately 300,000 and the bees are purchased from local sources. Mr. Power noted the hives are subject to inspection by the State of Ohio, but that Butler County is currently without an inspector.

Mr. Hackney asked about aggressive African bees as noted in the news. Mr. Power said it was unlikely due to his processes and local purchasing.

Mr. Riddell clarified the ebb and flow of bee populations, peaking in summer but dropping much lower in spring.

The Board has additional general questions on the safety of the operation.

Proponents: **Nathan Brewer**
 7929 Ruth Court

Mr. Brewer lives in the yard behind the applicant. He stated he had no idea there were bees even in the backyard until a spring storm blew over part of the applicant's fence. Mr. Brewer stated he has kids and they have no issues with the bees.

Ryan Ellsworth
9276 Brandywine Lane

Mr. Ellsworth submitted written testimony in favor of the application that was distributed to the BZA members.

Opponents: **None**

Neutral: **None**

Board Deliberation – David Power

With no further comments, the public comments were closed and the Board moved into deliberation.

The Board discussed adding conditions to the approval. It was ultimately decided not to do so and consider the application as submitted.

In general the Board had no issue with the application. Mr. Riddell noted the bees do not understand property lines and travel across properties all the time.

Mr. Simmons made a motion to approve case BZA 23-09 David Power

Ms. Riddell seconded the motion.

Aye: Mr. Simmons, Mr. Riddell, Mr. Mear, Mr. Hackney, Ms. Glenn

Nay: None

The case was approved as submitted.

ADMINISTRATIVE MATTERS

Approval of Resolutions:

Ms. Glenn made a motion to approve BZA Approval Resolutions 23-09 David Power. Mr. Simmons seconded.

Aye: Mr. Hackney, Ms. Glenn, Mr. Mear, Mr. Riddell, Mr. Simmons

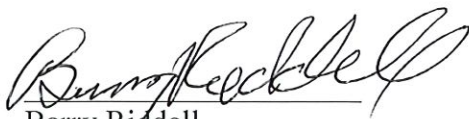
Nay: None

The resolution was approved.

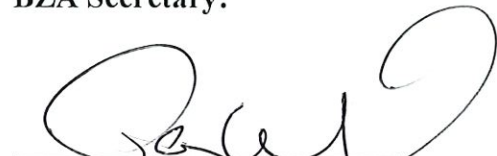
The Board adjourned the August 14, 2023 meeting at 6:55 p.m.

These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.

BZA Chairman:


Barry Riddell

BZA Secretary:


Aaron Wiegand

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION OF APPROVAL
APPLICATION NO. BZA 23-09**

WHEREAS, David Power on June 29, 2023, filed application no. 23-09 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, requesting a variance from Article 12.021 for the keeping of apiculture on a lot of less than 3 acres in an R-1 (Suburban Residence) District, as applied to the property located at 9286 Brandywine Lane, Parcel # M5620-060-000-055, Section 9, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on August 14, 2023, notice of which was given to parties of interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance is not contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053.

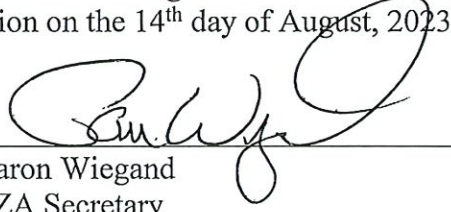
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a variance from Article 12.021 for the keeping of apiculture on a lot of less than 3 acres.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted and journalized at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 14th day of August, 2023



Barry Riddell
BZA Chairman



Aaron Wiegand
BZA Secretary