



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

April 10, 2018

Chair, Mike Roberts called the Plain Township Board of Zoning Appeals Meeting to order at 7:00 p.m.

ROLL CALL

Attending the Plain Township Board of Zoning Appeals meeting were Mike Roberts, Valerie Jorgensen, and Richard Martin. Zoning Officer and Assistant Zoning Officer, Ben Collins and Mary Fee, were also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

March 13, 2018 Meeting Minutes

Mr. Roberts made a motion to approve the meeting minutes of March 13, 2018 as submitted. Mrs. Jorgensen seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

None

ZONING OFFICER'S REPORT

Mr. Collins presented a list of residents that had indicated an interest to serve on the Zoning Commission and Board of Zoning Appeals.

NEW BUSINESS

Variance Application 4-10-2018-01 – 12700 Bevelhymer Road, requesting a variance from Section 206.02.1 of the Plain Township Zoning Resolution, which permits only four (4) additional residential lots to be created from a lot of record as of November 15, 1966.

Mr. Roberts asked about the date November 15, 1966. Mr. Collins indicated that his interpretation is that date refers to a certain time that the parent parcel existed. This 30+ acre parcel existed on this date in 1966. There have already been 2 lot splits created and the owner wishes to make 3 additional lots. This would give her 5 lots plus the remainder lot. Mr. Collins discussed the parcels with the board. The owner has an additional 37 acres adjacent to the parcel being discussed.

Mr. Roberts asked about the reasoning for the limitation on the number of lots. Mr. Collins explained that the Plain Township Zoning Resolution used the Franklin County Zoning Resolution text as a template in

1976. That text is still in the Franklin County Zoning resolution. It is to prevent piece meal splitting of large number of lots without any comprehensive plan or design. Mr. Roberts would like to know if there is a precedent with other townships allowing additional splits.

Mr. Roberts commented that all the lots have ample road frontage and are nice size lots. Mr. Roberts suggested that approving it for a hearing would be the thing to do and that the board would have 30 days to consult council to ascertain whether other townships have approved additional lot splits similar to this situation.

Mr. Martin asked about the frontage of the lots (Bevelhymer and Route 605). Mr. Collins indicated that the remainder lot is planned to be absorbed into the larger 37 acre parcel, but in case it is not, it should be noted that the remainder lot is less than 200 linear feet and the board could include approval of that within the variance since the lot does not meet Franklin County subdivision lot geometry regulations, (it is too long and narrow. The owner would need a variance from Franklin County Planning to keep it as a separate parcel.

Mr. Roberts made a motion to accept variance application 4-10-2018-01 and include a variance allowing less than 200 linear feet of frontage along the east side of New Albany Condit Road for the 6.220 acre parcel, and schedule this case for public hearing on May 8, 2018 at 7:00 pm. Mr. Martin seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

None

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Roberts adjourned the meeting.

The regularly scheduled public meeting of the Plain Township Board of Zoning Appeals was adjourned.

****AS APPROVED****



Ben Collins

