



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

April 12, 2022

Chair, Richard Martin called the Plain Township Board of Zoning Appeals Meeting to order at 7:00 p.m. The meeting was held at the Plain Township Fire Department.

ROLL CALL

Attending the Plain Township Board of Zoning Appeals meeting were Richard Martin, Chad Blind, Brad Martin, and Sara Rastegar. Assistant Zoning Officer Mary Fee was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

March 8, 2022 Meeting Minutes

Mr. Brad Martin made a motion to approve the meeting minutes of March 8, 2022 as submitted. Mrs. Sara Rastegar seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

John E. Neibarger – 7990 Harlem Road
Raymond Baker – 7990 Harlem Road
Alan Albrecht – 5132 E. Walnut Street

ZONING OFFICER'S REPORT

None

NEW BUSINESS

None

OLD BUSINESS

None

HEARINGS

Mr. Richard Martin swore in John Neibarger, Raymond Baker, and Alan Albrecht.

Variance Application 03-08-2022-01 – 7990 Harlem Road - Variance under Section 206.04.1 to allow the applicant to reduce the require 2.5 acres to 2.020 acres and 2.181 acres to allow for a lot split.

Mr. John Neibarger, real estate agent and representative of the applicant, Mr. Raymond Baker, had given a summary of the application and the applicants intentions at the March 8, 2022 BZA meeting. The board recognized the thoroughness of the packet and the professionalism in which it was presented. The subject property when split will generally conform to the surrounding parcels in size. Franklin County Public Health has approved the lot split stating that each of the proposed lots have adequate space and soil conditions to provide the required “reserve area”, per the Ohio Department of Health’s Sewage Treatment System Rules; and the two newly created parcels meet the required isolation separation distance requirements. The applicant has submitted the lot split plans to the Franklin County Planning Commission and has received conditional approval subject to approval of the Plain Township Board of Zoning Appeals.

This matter came before the Board of Zoning Appeals seeking a Variance under Section 206.04.1 to allow the applicants, Raymond E & Cheryl A Baker, to reduce the require 2.5 acres to 2.020 acres and 2.181 acres to allow for a lot split.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Brad Martin made a Motion to Approve Variance Application 03-08-2022-01 - to reduce the require 2.5 acres to 2.020 acres and 2.181 acres to allow for a lot split.

Chad Blind seconded the motion; a roll call vote was taken:

Richard Martin	Yes
Chad Blind	Yes
Sara Rastegar	Yes
Brad Martin	Yes

The motion to approve the application as stated above has Passed.

Variance Application 03-08-2022-02 – 5132 E. Walnut Street - Variance under Section 206.04.1 and 406 to allow the applicant to build a manufactured house as a secondary residential structure.

Alan Albrecht, applicant for Variance Application 03-08-2022-02 – 5132 E. Walnut Street was in attendance. He indicated that he would like to build a manufactured home to save time and make the completion of the construction much faster. The proposed property would be 1920 square feet and put on a permanent foundation. The property would occasionally be used for family members when visiting. The well and septic systems would be re-engineered to accommodate the new structure. The home would be built by Clayton Homes. He and his wife work from home and the property would primarily be used as an interior design/construction consulting design office. No clients would be on site for either he or his wife. There would not be an additional driveway to the property from the road. Adding on to the existing home options was discussed by the board. Mr. Albrecht indicated that it was cost prohibitive to add on due to the placement of the rooms within the current home.

This matter came before the Board of Zoning Appeals seeking a Variance under Section 206.04.1 and 406 to allow the applicants, Alan & Holly Albrecht, to build a manufactured house as a secondary residential structure.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Richard Martin made a Motion to Approve Variance Application 03-08-2022-02 - to build a manufactured house as a secondary residential structure.

Sara Rastegar seconded the motion; a roll call vote was taken:

Richard Martin	No
Chad Blind	No
Sara Rastegar	No
Brad Martin	No

The motion to approve the application as stated above has Failed.

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Richard Martin adjourned the meeting.

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

****AS APPROVED****



Ben Collins
Zoning Board of Appeals Secretary