



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

April 9, 2019

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, Richard Martin, and Chris Barrett. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also present. Shane Clapham was absent.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

March 12, 2019 Meeting Minutes

Mr. Roberts made a motion to approve the meeting minutes of March 12, 2019 as submitted. Mr. Martin seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Crystal & Thomas Leukart
Karen & Melvin Hatch

ZONING OFFICER'S REPORT

Mr. Collins stated that it had been brought to his attention that our zoning resolution should include text concerning RVs (Recreational Vehicles). We are planning on making an amendment to the zoning text sometime this year that will add language about Recreational Vehicles. Our zoning text does not have a specific prohibition against residing/living in an RV. Franklin County has a specific paragraph that says "No one is permitted to live or occupy an RV except in a licensed RV park". Our text is based on Franklin County's text, but the text regarding RVs was added later by Franklin County. There was a short discussion about RVs.

NEW BUSINESS

Variance Application 04-09-2019-01 – 8360 Harlem Road – Section 406 - requesting a variance to build a second detached accessory structure in excess of 144 square feet.

Mr. Roberts introduced application Variance Application 04-09-2019-01. Mr. Collins explained that reason for the variance is the fact that the applicant already has one detached structure in excess of 144 square feet. Our zoning resolution allows for two detached structures per property, only one of which can exceed 144 square feet. The total maximum size for an accessory structure for a lot over 5 acres is 3120 square feet. The existing detached garage is 960 square feet.

The new proposed structure is 40’ x 65’ or approximately 2600 square feet. The applicant has requested to locate the structure 10 feet from the property line and the proposed height is 20’8” which is below the allowed 25’ allowed in the zoning text. The adjoining property is the Metro Parks. Mr. Martin asked about the use of the building. Mr. Hatch indicated that the property will be used for storage of a bobcat, an aerial lift, and his daughter’s RV. The building is not for commercial purposes. Mr. Hatch stated that the bobcat and aerial lift will be for personal use on his property.

Mike Roberts made a Motion to accept Variance Application 04-12-2019-01 and schedule this case for public hearing on May 14, 2019 at 7:00 pm. Chris Barrett seconded the motion. All in favor. Motion Carried.

HEARINGS

Variance Application 03-12-2019-01 – 3790 Pine Meadow Road – Section 208.04.3 - requesting a variance to reduce the required side yard setback on two sides to allow for a home addition and an attached garage.

Mr.Roberts swore in the applicant.

Mr. Roberts stated that all questions were answered previously and that he had no objections last month when the application was submitted. Mr. Roberts asked when the project was expected to begin. Mr. Leukart indicated that he would like to start in May.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Mike Roberts made a Motion to Approve the Variance Application 03-12-2019-01 – 3790 Pine Meadow Road – Section 208.04.3 - requesting a variance to reduce the required side yard setback on two sides to allow for a home addition and an attached garage.

Richard Martin seconded the motion; a roll call vote was taken:

Mike Roberts	Yes
Valerie Jorgensen	Yes
Richard Martin	Yes
Chris Barrett	Yes

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

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
Zoning Board of Appeals Secretary