



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

August 10, 2021

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, Valerie Jorgensen, Chris Barrett, Sara Rastegar, and Brad Martin. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

July 13, 2021 Meeting Minutes

Mr. Richard Martin made a motion to approve the meeting minutes of July 13, 2021 as submitted. Mrs. Valerie Jorgensen seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Joe Hamilton – Lot 22 Wilbur Road

Mishelle Hilliard – Hidden Creek Landscaping Inc. - representative for 8084 Bevelhymer Road

Kevin Hoffman – Jonathan Barnes Architecture & Design LTD

Talia Friedman - Jonathan Barnes Architecture & Design LTD

ZONING OFFICER'S REPORT

Mr. Collins stated that the Zoning Commission had received an application for re-zoning a parcel on Johnstown Road adjacent to the storage facility. An additional 18 acres would be added allowing approximately 140,000 square feet of storage space. The rezoning has been submitted to the Franklin County Planning Commission and the Rocky Fork Blacklick Accord.

A new development project at 605/Central College the NoNA (North New Albany) had its first reading before the New Albany City Council which resulted in an approximate 2.5+ hour discussion.

NEW BUSINESS

Variance Application 08-10-2021-01 – 5851 E. Walnut Street – informal review of a variance under Section 455.03 to allow the applicant to increase the maximum permitted size of combined square footage of structures used primarily for agritourism.

Mrs. Valerie Jorgensen excused herself from the board and stepped into the audience as the owner of the property being considered for the variance.

Ms. Talia Friedman explained that they are requesting to build an additional 7,000 square foot structure at the property known as Jorgensen Farms. Per the Plain Township zoning resolution section 455.03, the maximum total square footage allowed for agritourism structures is 25,000 square feet. The current square footage of structures on the site is 25,000. The proposed 7,000 SF structure would not increase traffic, it will be used to support the current guest count. Currently the site for parties is ½ outside and ½ inside which limits the time of year that parties can be held. The additional 7,000 SF structure would allow year-round usage of the property.

Mr. Chris Barret asked if the square footage limit is based on the combined 2 parcels. Ms. Friedman confirmed that the new structure would be on the same 30 acre parcel that contains the other structures, which is located in Plain Township. Jorgensen Farms also has a 60+ acre parcel in the City of Columbus which is contiguous to the 30+ acre property. The proposed 7,000 SF building would not be a new event space for separate parties. The space would be used in conjunction with the current buildings. When an event is planned at the site, the entire site (Jorgensen Farms) is booked which only allows for one event at a time and that will continue if the variance is granted.

Mr. Richard Martin made a Motion to accept **Variance Application 08-10-2021-01 – 5851 E. Walnut Street** – a variance under Section 455.03 to allow the applicant to increase the maximum permitted size of combined square footage of structures used primarily for agritourism and schedule this case for public hearing on September 14, 2021 at 7:00 pm. Mr. Brad Martin seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

Mr. Richard Martin swore in both applicants, Joe Hamilton and Mishelle Hilliard. He then asked if notices had been mailed and if there had been any neighbor inquiries or concerns. Mrs. Fee responded that notices had been mailed, there was a legal notice posted in the Daily Reporter for both hearings and that there had been no inquiries about either application.

Variance Application 07-13-2021-01 – Lot 22 Wilbur Road – requesting a variance under Section 210.04.2 to reduce the building setback from 140’ to 50’ from the Right-of-Way.

Mr. Martin stated that there were many questions answered last meeting. Phase 2 of the subdivision was drawn out with Lot 22 having a building set back at 140’ which left no room for a house and septic on the lot with a rear yard. Using township zoning and looking at the adjacent properties, a 50’ setback falls within township guidelines.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Richard Martin made a Motion to Approve **Variance Application 07-13-2021-01 – Lot 22 Wilbur Road – requesting a variance under Section 210.04.2 to reduce the building setback from 140’ to 50’ from the Right-of-Way.** Sara Rastegar seconded the motion; a roll call vote was taken:

Richard Martin	Yes
Valerie Jorgensen	Yes
Chris Barrett	Yes
Brad Martin	Yes
Sara Rastegar	Yes

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

Variance Application 07-13-2021-02 – 8084 Bevelhymer Road – requesting a variance under Section 427.01.3 to allow the applicant to install a power safety pool cover on the pool and hot tub instead of a locking gate and fence.

Mishelle Hilliard, applicant came forward and indicated that the homeowner would like to amend the request and add a 140’ fence along the edge of the property closet to the park to further shield the pool from the view. The pool cover must have a key to open or close.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Richard Martin made a Motion to Approve **Variance Application 07-13-2021-02 – 8084 Bevelhymer Road – requesting a variance under Section 427.01.3 to allow the applicant to install a power safety pool cover on the pool and hot tub instead of a locking gate and fence.** Brad Martin seconded the motion; a roll call vote was taken:

Richard Martin	Yes
Valerie Jorgensen	Yes
Chris Barrett	Yes
Brad Martin	Yes
Sara Rastegar	Yes

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

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