



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

August 9, 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

July 12, 2022 Meeting Minutes

Mr. Brad Martin made a motion to approve the meeting minutes of July 12, 2022 as submitted. Mrs. Sara Rastegar seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Justin Rush – Applicant 8381 Schleppi Road

ZONING OFFICER'S REPORT

Assistant Zoning Officer Mary Fee presented the Plain Township Board of Zoning Appeals approved minutes from July 20, 2022. There were some zoning items of interest at that meeting. There has been an inquiry regarding a rezoning at Walnut Street and Johnstown Road, owner is requesting planned commercial for future development. There is a 72 acre parcel listed for sale at \$175,000/acre on the west side of Johnstown Road on the county line. Mr. Collins had also reported to the Board of Trustees that the Franklin County Thoroughfare Plan is being updated, however, there are no new road connections on the plan but Plain Township and the City of New Albany do anticipate a Walnut Street connection.

NEW BUSINESS

Variance Application 08-09-2022-01 – 7254 Morse Road - Requesting a Variance under Section 206.04.3 to allow the applicant to have a side yard of 23 feet on the west side of their home instead of the required 25 feet in order to build an addition onto their house

Mr. Chad Blind made a Motion to accept **Variance Application 08-09-2022-01 – 7254 Morse Road** - Requesting a Variance under Section 206.04.3 to allow the applicant to have a side yard of 23 feet on the west side of their home instead of the required 25 feet in order to build an addition onto their house and schedule this case for public hearing on September 13, 2022 at 7:00 pm. Mr. Brad Martin seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

Mr. Richard Martin swore in the applicant, Justin Rush.

Variance Application 07-12-2022-01 – 8381 Schleppi Road - Requesting a Variance under Section 206.04.3 to allow the applicant to have a side yard of 5 feet on the north side of their home instead of the required 25 feet in order to build an attached garage onto their house.

There was a short discussion regarding the properties along that portion of Schleppi Road had sideyard setbacks that were within the 25' required. Many within 5' to 10' of the property line. The subject is a 3 acre lot and the proposed addition would be next to a driveway leading to a large flag shaped lot to the rear of the applicants property. Mr. Martin asked if any neighbors had called or stopped by the offices to inquire about the variance. Mrs. Fee indicated that all neighbors within 200' had been mailed letters and a notice was posted in the Daily Reporter. There had been zero inquiries.

This matter came before the Board of Zoning Appeals seeking a Variance under Section 206.04.3 of the Plain Township Zoning Resolution, Case Number 07-12-2022-01. The Variance, if approved, would allow the applicants, Justin & Natalie Rush, to have a side yard of 5 feet on the north side of their home instead of the required 25 feet in order to build an attached garage onto their house at 8381 Schleppi Road.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Chad Blind made a Motion to Approve Variance Application 07-12-2022-01 to allow the applicants, Justin & Natalie Rush, to have a side yard of 5 feet on the north side of their home instead of the required 25 feet in order to build an attached garage onto their house at 8381 Schleppi Road.

Brad Martin 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.

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