



## PLAIN TOWNSHIP BOARD OF ZONING APPEALS

### MEETING MINUTES

December 12, 2017

Vice-Chair, Richard Martin 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, Richard Martin, Valerie Jorgensen, and Shane Clapham. Assistant Zoning Officer Mary Fee was also present.

#### **ADDITIONS OR CORRECTIONS TO AGENDA**

None

#### **APPROVAL OF MEETING MINUTES**

##### **November 14, 2017 Meeting Minutes**

Mr. Clapham made a motion to approve the meeting minutes of November 14, 2017 as submitted. Mrs. Jorgensen seconded the motion. All in favor. Motion Carried.

#### **RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS**

James & Amy Laine, 6941 Walnut Street - Applicants  
Alexis Sage, 6900 Walnut Street - Applicant

#### **ZONING OFFICER'S REPORT**

None

#### **NEW BUSINESS**

**Conditional Use Application 12-12-2017-01** – 6900 Walnut Street, requesting a conditional use to use a portion of home for Yoga Studio.

A short discussion was held regarding the conditional use request. The previous owners did stained glass in the area Ms. Sage would like to use as the studio. There would be a maximum of 6 students therefore a maximum of 6 additional vehicles on site at a given time. There is plenty of room for additional vehicles due to the additional drive attached to the barn/detached garage. Amy Laine asked about signage. Ms. Sage indicated that the signage would be tasteful and would be a small hanging sign over the garage

indicating that the location of the entrance to the studio is to the rear, separate from the home.

Mr. Roberts made a motion to accept application 12-12-2017-01 and schedule this case for public hearing on January 9, 2018 at 7:00 pm. Ms. Jorgensen seconded the motion. All in favor. Motion Carried.

**Variance Application 12-12-2017-02** – 11631 Johnstown Road, requesting a variance to increase size of accessory structure in excess of the permitted square footage.

A short discussion was held regarding the conditional use request. The Board indicated that they wanted to ensure that the property was not being used for commercial purposes. The Board requested that Mr. Beckner be present at the hearing to address any concerns they may have regarding the structure.

Mr. Roberts made a motion to accept application 12-12-2017-02 and schedule this case for public hearing on January 9, 2018 at 7:00 pm. Mr. Martin seconded the motion. All in favor. Motion Carried.

**OLD BUSINESS**

None

**HEARING**

**Variance Application 11-14-2017-01 – 6941 Walnut Street, requesting a variance to reduce the required rear yard setback to allow for a home addition.**

A short discussion was held regarding the variance request.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Shane Clapham made a Motion to Approve Variance Application 11-14-2017-01 – 6941 Walnut Street, requesting a variance to reduce the required rear yard setback to allow for a home addition.

Valerie Jorgensen seconded the motion; a roll call vote was taken:

Valerie Jorgensen	Yes
Mike Roberts	Yes
Richard Martin	Yes
Shane Clapham	Yes

The motion to approve the application 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