



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

February 13, 2018

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 Valerie Jorgensen, Richard Martin, and Shane Clapham. Mike Roberts was absent. Zoning Officer and Assistant Zoning Officer, Ben Collins and Mary Fee, were also present.

ADDITIONS OR CORRECTIONS TO AGENDA

2018 Election of Chair and Vice Chair to be removed. This was a typographical error, the elections took place at the January 9, 2018 meeting.

APPROVAL OF MEETING MINUTES

January 9, 2018 Meeting Minutes

Mr. Martin made a motion to approve the meeting minutes of January 9, 2018 as submitted. Mrs. Jorgensen seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Mr. Brad Sibley, 7764 Pine Meadow Drive
Mr. Shane Spencer, EMH & T
Mr. Mike Barker, Engineer with City of New Albany

ZONING OFFICER'S REPORT

Mr. Collins reminded the board that the township is looking for residents to serve on the Zoning Commission and Board of Zoning Appeals. The Trustees have asked that a letter be sent to all residents in the unincorporated portion of the township. If the seats cannot be filled, the township would need to return zoning to Franklin County and would lose control of zoning within the township. We currently need one member for the BZA along with 2 alternates and 3 members and 2 alternates for the Zoning Commission.

NEW BUSINESS

Variance Application 2-13-2018-01 – the City of New Albany is seeking a variance from the minimum lot size of 2.5 acres for a 0.978 acre (gross area) parcel to locate a booster station for a new water main line.

Mr. Barker spoke about the eastern boundary of the township towards Beech Road. As a part of the work along Morse Road, a 36 inch water main is going to be extended to the business campus area. This area is now serviced by the Johnstown Road water booster station. A more robust water service is needed to serve the pending development. This improvement would be a redundancy which would allow for water service to continue in the event of a problem with one line. The variance request is to vary from the rural zoning requirement of 2.5 acres. This project needs only about 1 acre to happen. Building drawings and site plans were reviewed. The project will have a very 'New Albany' look. It is meant to look nice. The booster station will tie in to the existing 36 inch water line which runs along Morse Road. The impact to property owners should be minimal. The City of Columbus will operate the system. The facility will probably be visited approximately once a week as a site visit. There should be no perceived noise from the facility. There is a generator that is located behind the building that will cycle for about 30 minutes once a month. A landscape plan will be provided. Every consideration will be made to sufficiently screen the project. The booster station is fueled by diesel.

Mr. Martin how long the project would last. Mr. Spencer indicated that it would be 12 to 14 months. Bidding would begin in April or May with construction starting mid-summer. The logistics of the project were discussed.

Mr. Clapham made a motion to accept application 2-13-2018-01 and schedule this case for public hearing on March 13, 2018 at 7:00 pm. Mrs. Jorgensen seconded the motion. All in favor. Motion Carried.

Variance Application 2-13-2018-02 – 7764 Pine Meadow Drive, requesting a variance of 144 square feet to construct an 864 square foot accessory structure, this would be the second detached accessory structure in excess of 144 square feet

A short discussion was held regarding the variance request. Mr. Sibley indicated that he has spoken with his neighbors and received no opposition. Mr. Sibley showed the board a picture of the accessory structure that he intends to build.

Mr. Martin made a motion to accept application 2-13-2018-02 and schedule this case for public hearing on March 13, 2018 at 7:00 pm. Mr. Clapham seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

None

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