



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

February 14, 2023

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 Valerie Jorgensen, Chad Blind, and Brad Martin. Assistant Zoning Officer Mary Fee was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

January 10, 2023 Meeting Minutes

Mr. Brad Martin made a motion to approve the meeting minutes of January 10, 2023 as submitted. Mrs. Val Jorgensen seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Tim Dorsett – Moore Construction
Mitch Pfeifer – Moore Construction
Cory Warner – Homeowner 13320 Bevelhymer Road
Logan & Mallory Buehler – Applicant 7564 New Albany Condit Road

ZONING OFFICER'S REPORT

Assistant Zoning Officer Mary Fee reported that staff was trying to find a date that worked to schedule a public meeting with Gary Smith on the land use plan. Amy Kallner will be joining the Zoning Commission. The RFBA will meet on February 16, 2023 to consider two Columbus Applications at 5142 Central College and 6935 Harlem Road. The Harlem Road project is a recent annexation from Plain Township.

There is continued interest in redeveloping the Eastern Oil site on Walnut. The township anticipates receiving a zoning application next month. The zoning would be Select Commercial Planned District and the intended use would be limited access personal storage.

NEW BUSINESS

Variance Application 02-14-2023-01 – 7564 New Albany Condit Road - requesting a Conditional Use under Section 405.04.1 to allow a dog grooming home occupation outside the dwelling unit and a variance from Section 405.04.1 to permit the home occupation to take place within a trailer located on the property instead of an accessory structure.

Logan and Mallory Buehler addressed the board. They have had their dog walking and pet sitting business since 2019. They opted to purchase a 6' x 12' mobile trailer so they can go to events or homes yet still be able to operate it at their home. The reason they are asking for the variance is due to the fact that the trailer will not fit in their garage due to its height. The preferred location of the trailer would be to the side of their house between the garage and their 6' privacy fence. There is no generator needed to operate the trailer since they will be able to utilize their home electricity, therefore there will be no loud generator noises. The trailer is large enough for one person to do grooming and they will service one customer at a time – barking should be reduced since dogs will be less anxious and if they do bark, it will be contained within the trailer.

Each dog takes approximately 1-2.5 hours to groom depending on size. Traffic at the most with 8 small dogs (1 hour grooming time) per day would be 16 visits (drop off + pick up). They are anticipating less than 10 visits per day. This will not be a daycare/boarding facility. It is specifically for grooming out of the trailer. The water will come from their well and the tank holds 35 gallons. The grey water will dump onto the driveway. A question was asked about the possibility of tapping into the septic system. Mr. Buehler stated that he would check into that.

Mr. Chad Blind made a Motion to accept **Variance Application 02-14-2023-01 – 7564 New Albany Condit Road** - requesting a Conditional Use under Section 405.04.1 to allow a dog grooming home occupation outside the dwelling unit and a variance from Section 405.04.1 to permit the home occupation to take place within a trailer located on the property instead of an accessory structure and schedule this case for public hearing on March 14, 2023 at 7:00 pm. Mr. Brad Martin seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

Variance Application 1-10-2023-01 – 13320 Bevelhymer Road - requesting a variance under Section 406.02 to allow a second accessory structure (a pool) that would be 324 square feet more than the permitted 144 square footage.

Mrs. Val Jorgensen presented the application and swore in the applicants, Tim Dorset and Mitch Pfeiffer, Moore Brothers Construction, and Cory Warner, the homeowner. The requested pool is considered to be an accessory structure and per the township zoning resolution only one accessory structure over 144 square feet is allowed. The board had no questions for the applicants.

This matter came before the Board of Zoning Appeals seeking a Variance under Section 406.02 of the Plain Township Zoning Resolution, to allow the owner, Cory Warner, to build a second accessory structure (a pool) that would be 324 square feet more than the permitted 144 square footage at 13320 Bevelhymer Road.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Valerie Jorgensen made a Motion to Approve **Variance Application 1-10-2023-01 – 13320 Bevelhymer Road** - requesting a variance under Section 406.02 to increase the size of a second accessory structure 324 square feet in excess of the permitted 144 square footage.

Chad Blind seconded the motion; a roll call vote was taken:

Valerie Jorgensen	Yes
Chad Blind	Yes
Brad Martin	Yes

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

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mrs. Valerie Jorgensen 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