



## PLAIN TOWNSHIP BOARD OF ZONING APPEALS

### MEETING MINUTES

February 8, 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, Shane Clapham, 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**

November 9, 2021 Meeting Minutes

Mr. Richard Martin made a motion to approve the meeting minutes of November 9, 2021 as submitted. Mr. Shane Clapham seconded the motion. All in favor. Motion Carried.

January 11, 2022 Meeting Minutes

Mr. Shane Clapham made a motion to approve the meeting minutes of January 11, 2022 as submitted. Mr. Chad Blind seconded the motion. All in favor. Motion Carried.

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

Jeff Blevins – 8045 Tippet Road  
Mallory Dye – 8041 Tippet Road

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

There was a short discussion regarding the annexation of Jersey Township by the City of New Albany. Mary Fee reminded the board that there was still an opening on the Zoning Commission and to remind their friends and neighbors to send in applications to the township offices.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**HEARINGS**

Mr. Richard Martin swore in applicant Jeff Blevins and neighbor, Mallory Dye.

**Variance Application 1-11-2022-01 – 8045 Tippet Road - requesting a variance under Section 406.02 to allow a second accessory structure in excess of 144 square feet, to allow 648 square feet more than the permitted total square feet of accessory structures, and a variance under Section 427.01.3 to allow the applicant to install an automatic locking pool cover instead of a locking gate and fence.**

There was a short discussion regarding other pool cover requests within the township. Mallory Dye, neighbor to the south of applicant, indicated that she would like to see the board deny the pool cover permit and require the applicant to install a fence. She has young twins and she worries about their safety. It was asked if she had fenced her yard and she replied no. Jeffrey Blevins indicated that he had done his research and that he felt that an automatic locking pool cover was safer than a 4 foot fence. The pool would be covered and locked unless the homeowners were by the pool. Mrs. Dye indicated that she was concerned if they went into the house to get a drink and left the pool uncovered for a few minutes and her kids ran over to the pool and fell in. Mr. Blevins indicated that he would be more concerned with traffic on Tippet Road.

The board opted to vote on the 2 items of the variance application separately.

This matter came before the Board of Zoning Appeals seeking a Variance under Section 427.01.3 of the Plain Township Zoning Resolution, to allow the applicant, Jeffrey Belvins, to install an automatic locking pool cover instead of a locking gate and fence.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Shane Clapham made a Motion to Approve Variance Application 01-11-2022-01 - to install an automatic locking pool cover instead of a locking gate and fence.

Brad Martin seconded the motion; a roll call vote was taken:

Richard Martin	Yes
Chad Blind	Yes
Shane Clapham	Yes
Sara Rastegar	Yes
Brad Martin	Yes

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

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 applicant, Jeffrey Belvins second accessory structure in excess of 144 square feet, to allow 648 square feet more than the permitted total square feet of accessory structures.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Shane Clapham made a Motion to Approve Variance Application 01-11-2022-01 - to allow a second accessory structure in excess of 144 square feet, to allow 648 square feet more than the permitted total square feet of accessory structures at 8045 Tippet Road.

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

Richard Martin	Yes
Chad Blind	Yes
Shane Clapham	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\*\***

  
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Ben Collins  
Zoning Board of Appeals Secretary