



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

January 10, 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 Richard Martin, Valerie Jorgensen, Shane Clapham, Brad Martin, and Sara Rastegar. Assistant Zoning Officer Mary Fee was also present.

2023 Election of Chair

Mr. Clapham made a motion to appoint Valerie Jorgensen as the 2023 Board of Zoning Appeals Chair. Mr. Brad Martin seconded the motion. All in favor. Motion carried.

2023 Election of Vice Chair

Mrs. Val Jorgensen made a motion to appoint Shane Clapham as the 2023 Board of Zoning Appeals Vice Chair. Mr. Brad Martin seconded the motion. All in favor. Motion carried.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

November 8, 2022 Meeting Minutes

Mr. Shane Clapham made a motion to approve the meeting minutes of November 8, 2022 as submitted. Mrs. Val Jorgensen seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

James Moore – Moore Construction
Tim Dorsett – Moore Construction
Mitch Pfeifer – Moore Construction
Cory Warner – Homeowner 13320 Bevelhymer Road

ZONING OFFICER'S REPORT

Assistant Zoning Officer Mary Fee stated that Patrick Connor has been promoted to Plain Township Fire Chief. It was reported that there is continued interest in redeveloping the Eastern Oil site on Walnut Street. The township has received a preliminary inquiry about the process to submit a zoning application. The zoning would be Select Commercial Planned District and the intended use would be limited access personal storage.

NEW BUSINESS

2023 Filing Deadlines and Meeting Schedule presented for approval

Mr. Brad Martin made a motion to approve the 2023 Filing Deadlines and Meeting Schedule. Mr. Clapham seconded the motion. All in Favor. Motion carried.

2022 Rules of Procedure

Mr. Brad Martin made a motion to approve the 2023 Rules of Procedure. Mr. Clapham seconded the motion. All in favor. Motion carried.

Designate the Zoning Officer as the Secretary of the Board of Zoning Appeals

Mr. Brad Martin made a motion to designate the Zoning Officer as the Secretary of the Board of Zoning Appeals. Mr. Clapham seconded the motion. All in favor. Motion carried.

2022 Board of Zoning Appeals Fees presented for approval

Mr. Brad Martin made a motion to approve the 2023 Board of Zoning Appeals Fees. Mr. Clapham seconded the motion. All in Favor. Motion carried.

2023 Board of Zoning Appeals Members Term List

The 2023 Board of Zoning Appeals Members Term List was reviewed

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. 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. Since the subject property has a detached garage, the pool needs a variance in order to be allowed. Mr. Jim Moore with Moore Construction indicated that water would be brought in via Delco Water with a tanker. It is approximately 24,000-25,000 gallons.

Mr. Shane Clapham made a Motion to accept **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. and schedule this case for public hearing on February 14, 2023 at 7:00 pm. Mrs. Valerie Jorgensen

seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

None

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