



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

January 12, 2021

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 Richard Martin, Valerie Jorgensen, Shane Clapham, Sara Rastegar, and Brad Martin. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also present.

ELECTION OF CHAIR

Mrs. Jorgensen made a motion to appoint Richard Martin as the 2021 Board of Zoning Appeals Chair. Mr. Clapham seconded the motion. All in favor. Motion carried.

ELECTION OF VICE CHAIR

Mr. Clapham made a motion to appoint Valerie Jorgensen as the 2021 Board of Zoning Appeals Vice Chair. Mr. Richard Martin seconded the motion. All in favor. Motion carried.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

December 8, 2020 Meeting Minutes

Mr. Clapham made a motion to approve the meeting minutes of December 8, 2020 as submitted. Mrs. Rastegar seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Greg Kovacs – Applicant - 12862 Bevelhymer Road
Jeremy Prunick – Applicant - 6435 Harlem Road

ZONING OFFICER'S REPORT

Mr. Collins gave a brief report on happenings in the township since our last Board of Zoning Appeals meeting. There is an application before the Franklin County Planning Commission to develop the Whittingham property on Walnut with 12 lots. The property is zoned rural and the proposed development, as submitted, falls within our zoning guidelines. It is next to the Metro Park. The application will go before the FCPC and will not come before Plain Township.

NEW BUSINESS

Mr. Shane Clapham made a motion to approve the 2021 Filing Deadlines and Meeting Schedule, the 2021 Rules of Procedure, and to designate the Zoning Officer as the Secretary of the Board of Zoning Appeals. Mr. Brad Martin seconded the motions. All in favor. Motion carried.

Mr. Brad Martin made a motion to approve the 2021 Board of Zoning Appeals Fees. Mr. Clapham seconded the motion. All in favor. Motion carried.

The 2021 Board of Zoning Appeals Members Term List, updated 1/2021 was reviewed.

Zoning Training with BROSIUS, JOHNSON & GRIGGS, LLC was discussed. It was decided that the Board of Zoning Appeals would hold the training session at either the March 9th or April 13th meeting. All in attendance indicated that both dates would work for their schedules.

Variance Application 1-7-2021-01 – 6435 Harlem Road – requesting a variance to increase size of accessory structure in excess of the permitted square footage.

Mr. Martin introduced application Variance Application 1-7-2021-01. There was a short discussion regarding the application. Mr. Prunick indicated that he would like to replace the current shed that is on his property with a 26 x 40 structure. The zoning text allows for a 720 SF structure, therefore his structure would be approximately 320 SF larger than the text allows. He currently has a 6' privacy fence and 20-30' trees on his property that block the view from the street.

Shane Clapham made a Motion to accept Variance Application 1-7-2021-01 – 6435 Harlem Road – requesting a variance to increase size of accessory structure in excess of the permitted square footage and schedule this case for public hearing on February 9, 2021 at 7:00 pm. Valerie Jorgensen seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARING

Variance Application 12-02-2020-01 – 12862 Bevelhymer Road - requesting a variance to decrease the required side yard setback.

Mr. Richard Martin opened the hearing for Variance Application 12-02-2020-01 and swore in applicant, Mr. Greg Kovacs.

There was a short discussion regarding the application. The proposed structure would be on land owned by Mr. Kovacs and the adjacent property closest to the struct is also owned by Mr. Kovacs. Mr. Kovacs indicated that he intends to merge the parcels at a later date, however, at the present time, there is a mortgage on each of the properties through different lenders. Mr. Martin stated that most of the questions were answered last month when the application was submitted.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Shane Clapham made a Motion to Approve the **Variance Application 12-02-2020-01 – 12862 Bevelhmer Road - requesting a variance to decrease the required side yard setback.**

Sara Rastegar seconded the motion; a roll call vote was taken:

Richard Martin	Yes
Valerie Jorgensen	Yes
Shane Clapham	Yes
Sara Rastegar	Yes
Brad Martin	Yes

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

BOARD MEMBER COMMENTS

Mr. Collins indicated that there was a vacancy on the Rocky Fork Blacklick Accord panel and inquired if any of the BZA member would be interested in possibly serving on the RFBA board. Mr. Collins will mail information to all BZA members and requested that they contact him if interested.

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Richard Martin moved to adjourn the meeting. Mrs. Sara Rastegar Seconded the motion. All in favor.

The regularly scheduled public meeting of the Plain Township Board of Zoning Appeals was adjourned.

****AS APPROVED****



Ben Collins
Zoning Board of Appeals Secretary