



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

July 13, 2021

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, Sara Rastegar, and Brad Martin. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

June 8, 2021 Meeting Minutes

Mr. Shane Clapham made a motion to approve the meeting minutes of June 8, 2021 as submitted. Mrs. Sara Rastegar seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Joe Hamilton – Lot 22 Wilbur Road

Mishelle Hilliard – Hidden Creek Landscaping Inc. - representative for 8084 Bevelhymer Road

ZONING OFFICER'S REPORT

Mr. Collins stated that the Zoning Commission had received an application for re-zoning a parcel on Johnstown Road adjacent to the storage facility. An additional 18 acres would be added allowing approximately 140,000 square feet of storage space. There was a short discussion regarding upcoming projects within the township and the City of New Albany.

NEW BUSINESS

Variance Application 07-13-2021-01 – Lot 22 Wilbur Road – requesting a variance under Section 210.04.2 to reduce the building setback from 140’ to 50’ from the Right-of-Way.

Mr. Joe Hamilton, applicant, explained to the board the limitations that the current setback requirements created when trying to place a home on the lot. The setback requirements apply to only a couple of the properties on the cul-de-sac and not all of the homes.

Mr. Richard Martin made a Motion to accept **Variance Application 07-13-2021-01 – Lot 22 Wilbur Road** – requesting a variance under Section 210.04.2 to reduce the building setback from 140’ to 50’ from the Right-of-Way and schedule this case for public hearing on August 10, 2021 at 7:00 pm. Mrs. Val Jorgensen seconded the motion. All in favor. Motion Carried.

Variance Application 07-13-2021-02 – 8084 Bevelhymer Road – requesting a variance under Section 427.01.3 to allow the applicant to install a power safety pool cover on the pool and hot tub instead of a locking gate and fence.

Mishelle Hilliard, applicant came forward and discussed the various reasons that the applicant wished to utilize a pool cover in lieu of a fence. The applicant stated that the cover would be locked at all times when not in use. The fence requirement takes away from the enjoyment for the rest of the property. The soccer/lacrosse fields that are adjacent to the property were discussed. The applicant indicated that they would be open to placing a fence along the park side of the property to screen the view of the pool from the public.

Mr. Richard Martin made a Motion to accept **Variance Application 07-13-2021-02 – 8084 Bevelhymer Road** – requesting a variance under Section 427.01.3 to allow the applicant to install a power safety pool cover on the pool and hot tub instead of a locking gate and fence and schedule this case for public hearing on August 10, 2021 at 7:00 pm. Mr. Shane Clapham seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

Variance Application 06-08-2021-01 – 8165 Schleppi Road - requesting a variance under Section 406.02.1 to allow the applicant to place a 3rd accessory structure on the property.

Mr. Richard Martin opened the hearing for **Variance Application 06-08-2021-01 – 8165 Schleppi Road.**

Mr. Martin asked if notices had been mailed and if there had been any neighbor inquiries or concerns regarding the building of the structure. Mrs. Fee responded that notices had been mailed, there was a legal notice posted in the Daily Reporter and that no residents had inquired about the application.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Richard Martin made a Motion to Approve the application for a Variance under Section 406.02.1 of the Plain Township Zoning Resolution, Case Number 06-08-2021-01 to allow the applicant, Power Home Solar, LLC, to place a third accessory structure on the property at 8165 Schleppe Road. Brad Martin seconded the motion; a roll call vote was taken:

Richard Martin Yes
Valerie Jorgensen Yes
Brad Martin Yes
Sara Rastegar 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****



Ben Collins
Zoning Board of Appeals Secretary