



## PLAIN TOWNSHIP BOARD OF ZONING APPEALS

### MEETING MINUTES

June 8, 2021

Chair, Richard Martin called the Plain Township Board of Zoning Appeals Meeting to order at 7:00 p.m. The meeting was held via video/teleconference.

#### **ROLL CALL**

Attending the Plain Township Board of Zoning Appeals meeting were Richard Martin, Valerie Jorgensen, Shane Clapham, and Sara Rastegar. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also present.

#### **ADDITIONS OR CORRECTIONS TO AGENDA**

None

#### **APPROVAL OF MEETING MINUTES**

##### **April 13, 2021 Meeting Minutes**

Mr. Shane Clapham made a motion to approve the meeting minutes of April 13, 2021 as submitted. Mrs. Sara Rastegar seconded the motion. All in favor. Motion Carried.

##### **May 11, 2021 Meeting Minutes**

Mr. Richard Martin made a motion to approve the meeting minutes of May 11, 2021 as submitted. Mrs. Valerie Jorgensen seconded the motion. All in favor. Motion Carried.

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

Mr. Scott McClintock – representative for 6929 Walnut Street – Modification of Variance  
Mr. Bryan Law – representative for Power Home Solar LLC

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

Mr. Collins stated that the BZA has been the most active zoning board. He is expecting an application for re-zoning a parcel on Johnstown Road adjacent to the storage facility. The owners of the personal storage development are looking to expand and more than 20,000 SF of storage space could be added.

There was a short discussion regarding upcoming projects within the township and the City of New Albany.

**NEW BUSINESS**

**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.**

Bryan Law with Power Home Solar LLC gave a short statement about the advantages of a ground mounted solar system. The system is made to withstand ½” hail. It is installed so that the panels are tilted south at 30 degrees. There is a reflectiveness similar to a TV screen. Each panel weighs 45 pounds and the are stacked 3’ high.

Mr. Richard Martin made a Motion to accept **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 and schedule this case for public hearing on July 13, 2021 at 7:00 pm.** Mr. Shane Clapham seconded the motion. All in favor. Motion Carried.

**OLD BUSINESS**

**Modification of Variance Application 03-10-2021-02 – 6929 Walnut Street – requesting a variance under Section 206.04.1 to allow the applicant to reduce the required lot size to 2.0 acres instead of the required 2.5 acres. The development plan layout has been updated and a different lot # requires a variance.**

Mr. Scott McClintock stated that the layout of the proposed development remains similar, but due to the Franklin County Planning Commission recommendations, some changes were made. A 2<sup>nd</sup> access road was not allowed by the Franklin County Engineers office so the lots were reshuffled, a more extensive buffer was created, and the prior access point will be a preservation area. There are 11 lots that will be 2.5 acres and one 2 acre lot in the project which is what the previous project had planned. Parking will be limited to one side of the street to allow for emergency vehicles.

Richard Martin made a motion to approve the **Modification of Variance request for 6926 Walnut Street, Case Number 3-09-2021-02**, to allow Lot #10 to be 2.01 acres instead of the required 2.5 acre minimum on the condition that all site plan elements be included in the subdivision plat including the riparian preservation easements as indicated and preserving all existing trees therein, the preservation of wetlands as indicated, the perimeter preservation buffer to preserve existing trees as indicated, a bike path easement to allow a trail connection to Rocky Fork Metro Park as indicated, and screening trees on Moonstone Way and along Walnut Street as indicated.

Shane Clapham seconded the motion; a roll call vote was taken:

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

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

**HEARINGS**

None

**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