



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

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

ADDITIONS OR CORRECTIONS TO AGENDA

Change Variance Application # 03-08-2022-02 address to 5132 E. Walnut Street.

APPROVAL OF MEETING MINUTES

February 8, 2022 Meeting Minutes

Mr. Brad Martin made a motion to approve the meeting minutes of February 8, 2022 as submitted. Mrs. Sara Rastegar seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

John E. Neibarger – 7990 Harlem Road
Raymond Baker – 7990 Harlem Road

ZONING OFFICER'S REPORT

None

NEW BUSINESS

Variance Application 03-08-2022-01 – 7990 Harlem Road - Variance under Section 206.04.1 to allow the applicant to reduce the require 2.5 acres to 2.020 acres and 2.181 acres to allow for a lot split.

Mr. John Neibarger, real estate agent and representative of the applicant, Mr. Raymond Baker, gave a brief summary of the application and the applicants intentions. The subject property when split will generally conform to the surrounding parcels in size. Franklin County Public Health has approved the lot split stating that each of the proposed lots have adequate space and soil conditions to provide the required "reserve area", per the Ohio Department of Health's Sewage Treatment System Rules; and the two newly created parcels meet the required isolation separation distance requirements. The applicant

has submitted the lot split plans to the Franklin County Planning Commission and has received conditional approval subject to approval of the Plain Township Board of Zoning Appeals.

Mr. Richard Martin made a Motion to accept **Variance Application 03-08-2022-01 – 7990 Harlem Road** - Variance under Section 206.04.1 to allow the applicant to reduce the require 2.5 acres to 2.020 acres and 2.181 acres to allow for a lot split and schedule this case for public hearing on April 12, 2022 at 7:00 pm. Mrs. Valerie Jorgensen seconded the motion. All in favor. Motion Carried.

Variance Application 03-08-2022-02 – 5132 E. Walnut Street - Variance under Section 206.04.1 and 406 to allow the applicant to build a manufactured house as a secondary residential structure.

The applicant for Variance Application 03-08-2022-02 – 5132 E. Walnut Street was not in attendance. The board discussed the last similar application that came before the board, a 30 acre parcel at the eastern end of East Walnut Street. That variance request was made in 2016 and approved based on the size of the parcel. The second residential structure was not built.

Mr. Richard Martin made a Motion to accept **Variance Application 03-08-2022-02 – 5132 E. Walnut Street** - Variance under Section 206.04.1 and 406 to allow the applicant to build a manufactured house as a secondary residential structure and schedule this case for public hearing on April 12, 2022 at 7:00 pm. Mr. Shane Clapham seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

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****



Ben Collins
Zoning Board of Appeals Secretary