



## PLAIN TOWNSHIP BOARD OF ZONING APPEALS

### MEETING MINUTES

May 11, 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, Brad Martin 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**

None

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

Mr. Gary Dunn, Representative for 7600 Lee Road  
Mr. John Brandt, Smothers Road resident

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

Mr. Collins stated that Scott Harper has been appointed to the RFBA, and now there is an open seat on the Zoning Commission. While the Zoning Commission has met very infrequently, there is a possibility of a rezoning application later this year. The vacancy has been posted to the township website and social media.

Mr. Collins mentioned that an inquiry about re-zoning on Johnstown Road has been received. The owners of a personal storage development are looking to expand to an adjacent property. A mixed-use development is being proposed for Central College Road and State Route 605.

There was a short discussion regarding upcoming road improvements and round-a-bouts in the township.

**NEW BUSINESS**

None

**OLD BUSINESS**

None

**HEARINGS**

**Variance Application 04-13-2021-01 – 5107 Smothers Road – requesting a variance under Section 206.04.2 to allow the applicant to reduce the required 200’ of ROW to 198.53’ to allow for a lot split.**

Mr. Richard Martin opened the hearing for **Variance Application 04-13-2021-01- 5107 Smothers 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 the only resident that had inquired about the application was neighbor, Mr. John Brandt, who was in attendance tonight. Mr. Brand indicated that he was just in attendance to as an observer and had not issues with the variance.

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 206.04.2 of the Plain Township Zoning Resolution to allow the applicant, Gail Thompson, to reduce the required 200’ of ROW to 198.53’ to allow for a lot split at 5107 Smothers 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.

**Variance Application 04-13-2021-02 – 7600 Lee Road – requesting a variance under Section 206.04.2 to allow the applicant to place an accessory structure in the front of the principal structure.**

Mr. Richard Martin opened the hearing and swore in the applicant, Mr. Gary Dunn, for **Variance Application 04-13-2021-02 – 7600 Lee 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 there had been no inquiries regarding the application.

Mr. Dunn explained the reasoning behind the request for the variance. The homeowner had an extensive remodeling of his home with a large addition in the rear of the property that necessitated the installation of a spray system septic system. The large spray radius would interfere with an accessory structure to the rear of the property. The homeowner already has a concrete turn where the proposed accessory structure would be placed.

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 of the Plain Township Zoning Resolution to allow the applicant, Gary Dunn, to place an accessory structure in the front of the principal structure.

Valerie Jorgensen 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\*\***

  
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Ben Collins  
Zoning Board of Appeals Secretary