



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

May 8, 2018

Chair, Mike Roberts 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 Mike Roberts, Valerie Jorgensen, and Richard Martin, and Shane Clapham. Assistant Zoning Officer, Mary Fee, was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

April 10, 2018 Meeting Minutes

Mr. Roberts made a motion to approve the meeting minutes of April 10, 2018 as submitted. Mr. Martin seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Brad Martin, the newly appointed Zoning Board of Appeals Alternate introduced himself and attended the meeting.

ZONING OFFICER'S REPORT

A list of new appointments to the Board of Zoning Appeals and the Zoning Commission was presented for review.

NEW BUSINESS

Conditional Use Application 05-08-2018-01 – 5180 Central College Road, Sections 206.03 and 600 of the Plain Township Zoning Resolution. The Conditional Use, if approved, would allow the applicants, Steve and Cindy Dunbar, of 5180 Central College Road, Westerville, Ohio to construct a 120 foot monopole telecommunications tower on their property.

Mr. Clapham commented that this tower was previously approved in 2014, however it was never built. Mr. Martin commented that the location of the tower was moved to satisfy the neighbors. It appears that the current application has the tower located in the place approved in the previous hearing.

Mr. Clapham made a motion to accept Conditional Use Application 05-08-2018-01, requesting a Conditional Use under Sections 206.03 and 600 of the Plain Township Zoning Resolution to allow construction of a 120 foot monopole telecommunications tower on the property, and schedule this case for public hearing on June 12, 2018 at 7:00 pm. Mr. Martin seconded the motion. All in favor. Motion Carried.

Variance Application 05-08-2018-02 5450 East Walnut Street – Section 406.02 – accessory structure in excess of the permitted square footage.

The structure was built without getting a permit. There was a short discussion regarding the neighboring properties and how the building was brought to the township’s attention. Mrs. Fee explained that there had been no complaints, it was the maintenance superintendent that noticed the new building when inspecting the township roads. Mr. Bailey responded to the township after receiving a violation letter, he did not realize he needed a permit and immediately apologized and completed the necessary forms and the variance application.

Mr. Roberts made a motion to accept Variance Application 05-08-2018-02 - 5450 East Walnut Street, and schedule this case for public hearing on June 12, 2018 at 7:00 pm. Mr. Clapham seconded the motion. All in favor. Motion Carried.

Variance Application 05-08-2018-03 5600 East Walnut Street – Section 240.04.3 – Side Yard Setback

This property is Eaton Plumbing located at the Corner of Harlem Road and East Walnut Street. The property’s zoning was discussed.

Mr. Clapham made a motion to accept Variance Application 05-08-2018-03 5600 East Walnut Street – Section 240.04.3 – Side Yard Setback, and schedule this case for public hearing on June 12, 2018 at 7:00 pm. Mrs. Jorgensen seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

Variance Application 4-10-2018-01 – 12700 Bevelhymer Road, requesting a variance from Section 206.02.1 of the Plain Township Zoning Resolution, which permits only four (4) additional residential lots to be created from a lot of record as of November 15, 1966.

Mr. Roberts indicated that he does not see any issues with this variance request. The issue was discussed last month at the Board of Zoning Appeals meeting when the variance was scheduled for this hearing.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Mike Roberts made a Motion to Approve Variance Application 4-10-2018-01 – 12700 Bevelhymer Road, requesting a variance from Section 206.02.1 of the Plain Township Zoning Resolution, to allow the applicant, Sally Armstrong, to have one additional 4.463 acre parcel split from the parent parcel, which is

a variance from the permitted four (4) additional residential lots to be created from a lot of record as of November 15, 1966.

Valerie Jorgensen seconded the motion; a roll call vote was taken:

Valerie Jorgensen	Yes
Mike Roberts	Yes
Richard Martin	Yes
Shane Clapham	Yes

The motion to approve the application as stated above Passed.

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Roberts 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