



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

September 13, 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, Shane Clapham, Brad Martin, and Sara Rastegar. Zoning Officer Ben Collins was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

August 9, 2022 Meeting Minutes

Mr. Brad Martin made a motion to approve the meeting minutes of August 9, 2022 as submitted. Mr. Shane Clapham seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Brian Osowski – On behalf of the applicant at 7254 Morse Road

ZONING OFFICER'S REPORT

Zoning Officer Ben Collins shared that the former owner of Rocky Fork Landscape has acquired additional property at the corner of Walnut Street and Johnstown Road and is interested in rezoning the property for commercial use. Mr. Collins provided an update on the Intel project in New Albany and its potential impact to the surrounding area. He reviewed the existing Plain Township Land Use Plan and how it limits density in Plain Township. Mr. Collins updated the BZA on the fire department strategic plan process. An update on community tax levies was provided. The proposed New Albany Parks and Recreation field house was discussed. Mr. Clapham asked for an update on the township subdivision known as Estate at Albany Acres. Mr. Collins shared an update on the Clouse Road OPWC application and the State Route 605 and Walnut Street intersection.

NEW BUSINESS

None

OLD BUSINESS

None

HEARINGS

Mr. Richard Martin opened the hearing on **Variance Application 08-09-2022-01 – 7254 Morse Road** - Requesting a Variance under Section 206.04.3 to allow the applicant to have a side yard of 23 feet on the west side of their home instead of the required 25 feet in order to build an addition onto their house.

Mr. Richard Martin swore in Brian Osowski appearing on behalf of the applicant.

Mr. Collins noted that the application was in order and that Mr. Osowski is also a township resident. Mr. Collins noted that a couple of the notices bounced back and had to be reissued.

Mr. Clapham said the application appeared to be straight forward and he had no concerns.

Mrs.. Rastagar asked Mr. Osowski if he owned the property. He replied that he is the contractor.

This matter came before the Board of Zoning Appeals seeking a Variance under Section 206.04.3 of the Plain Township Zoning Resolution, Case Number 07-12-2022-01. The Variance, if approved, would allow the applicants, Justin & Natalie Rush, to have a side yard of 5 feet on the north side of their home instead of the required 25 feet in order to build an attached garage onto their house at 8381 Schleppi Road.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Shane Clapham made a Motion to Approve Variance Application 08-09-2022-01 to allow the applicant to have a side yard of 23 feet on the west side of their home instead of the required 25 feet in order to build an addition onto their house.

Brad Martin seconded the motion; a roll call vote was taken:

Richard Martin	Yes
Shane Clapham	Yes
Sara Rastegar	Yes
Brad Martin	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