PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

January 13, 2026

ROLL CALL

Attending the Plain Township Board of Zoning Appeals meeting were Valerie Jorgensen, Shane Clapham, Brad Martin, and John Andres. Assistant Zoning Officer Mary Fee was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

2026 Election of Chair

Shane Clapham made a motion to appoint Brad Martin as the 2026 Board of Zoning Appeals Chair. John Andres seconded the motion. All in favor. Motion carried.

2026 Election of Vice Chair

Brad Martin made a motion to appoint Shane Clapham as the 2026 Board of Zoning Appeals Vice Chair. Valerie Jorgensen seconded the motion. All in favor. Motion carried.

APPROVAL OF MEETING MINUTES

December 9, 2025 Meeting Minutes

Brad Martin made a motion to approve the meeting minutes of December 9, 2025 as submitted. Shane Clapham seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Jeff Pannell
Jarod Rische

ZONING OFFICER'S REPORT

Assistant Zoning Officer reminded the members that the township was looking to recruit more members to the Zoning Commission and Board of Zoning Appeals.

NEW BUSINESS

2026 Filing Deadlines and Meeting Schedule presented for approval

Shane Clapham made a motion to approve the 2026 Filing Deadlines and Meeting Schedule. Brad Martin seconded the motion. All in Favor. Motion carried.

2026 Rules of Procedure

Shane Clapham made a motion to approve the 2026 Rules of Procedure.
Brad Martin seconded the motion. All in Favor. Motion carried.

Designate the Zoning Officer as the Secretary of the Board of Zoning Appeals

Shane Clapham made a motion to Designate the Zoning Officer as the Secretary of the Board of Zoning Appeals. Brad Martin seconded the motion. All in Favor. Motion carried

2026 Board of Zoning Appeals Fees presented for approval

Shane Clapham made a motion to approve the 2026 Board of Zoning Appeals Fees.
Brad Martin seconded the motion. All in Favor. Motion carried

2026 Board of Zoning Appeals Members Term List

The 2026 Board of Zoning Appeals Members Term List was reviewed

OLD BUSINESS

None

HEARINGS

Variance Application 12-09-2025-05 – 7760 New Albany Condit Road – requesting a variance under Section 406.02 to allow an accessory structure to be placed in the front of the principal structure.

Brad Martin swore in the applicant and visitor Jeff Pannell. Mr. Pannell indicated that he was concerned that the barn would cause his property to have more water issues due to the structure being located behind his property. Mr. Rishe indicated that the plan was for his structure to have gutters and downspouts and would direct the water to the existing creek, it would not just roll off the roof onto the ground and onto the neighbor's property. He would need to have Franklin County's approval of all plans before he could receive a building permit. There was a short

discussion regarding the use of the property – it will be agriculture in nature and the reason it was required to come before the BZA was because the parcel contained 4.99 acres. Had the property contained 5.0 acres there would not have been a requirement per the zoning resolution.

Upon the conclusion of the hearing and following the presentation of the facts an d testimony, **Shane Clapham** made a Motion to Approve **Variance Application 12-09-2025-01** – to allow owners, Jarod & Anna Rische, an accessory structure to be placed in the front of the principal structure at 7760 New Albany Condit Road.

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

Brad Martin	Yes
Valerie Jorgensen	Yes
Shane Clapham	Yes
John Andres	Yes

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

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Brad 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