PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

February 10, 2026

Chair, Brad Martin called the Plain Township Board of Zoning Appeals Meeting to order at 7:01 p.m. The meeting was held at the Plain Township Fire Department, 9500 Johnstown Road.

ROLL CALL

Attending the Plain Township Board of Zoning Appeals meeting were Brad Martin, Shane Clapham, Val Jorgensen, John Andres, and Richard Martin. Zoning Officer Ben Collins was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

January 13, 2026 Meeting Minutes

Mr. Clapham made a motion to approve the meeting minutes of January 13, 2026 as submitted. Mr. Andres seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

None

ZONING OFFICER'S REPORT

None

NEW BUSINESS

Variance Application 02-10-2026-01 –8639 Peter Hoover Road – requesting a variance under Section 206.04.2 to allow the applicant to reduce the required 200' of ROW to 132' to allow for a lot split.

Mr. Shane Clapham made a Motion to accept **Variance Application 02-10-2026-01 –8639 Peter Hoover Road** – requesting a variance under Section 206.04.2 to allow the applicant to reduce the required 200' of ROW to 132' to allow for a lot split and schedule this case for public hearing on March 10, 2026 at 7:00 pm. **Mr. John Andres** seconded the motion. All in favor. Motion Carried.

Variance Application 02-10-2026-02 – 8134 Bevelhymer Road – requesting a variance under Section 406.02 to allow an accessory structure 1104 SF larger than the allowed 3120 SF.

Mr. Brad Martin made a Motion to accept **Variance Application 02-10-2026-02 – 8134 Bevelhymer Road** – requesting a variance under Section 406.02 to allow an accessory structure 1104 SF larger than the allowed 3120 SF and schedule this case for public hearing on March 10, 2026 at 7:00 pm. **Mr. Shane Clapham** seconded the motion. All in favor. Motion Carried.

Variance Application 02-10-2026-03 – 7896 Peter Hoover Road – requesting variances under Section 206.04.1 and 206.01.2 to allow the applicant to reduce the required lot size to 1.98 acres instead of the required 2.5 acres; and to reduce the required 200' of ROW to 50' and 110' to allow for a lot split.

Mr. Brad Martin made a Motion to accept **Variance Application 02-10-2026-03 – 7896 Peter Hoover Road** – requesting variances under Section 206.04.1 and 206.01.2 to allow the applicant to reduce the required lot size to 1.98 acres instead of the required 2.5 acres; and to reduce the required 200' of ROW to 50' and 110' to allow for a lot split and schedule this case for public hearing on March 10, 2026 at 7:00 pm. **Mr. Richard Martin** seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARINGS

None

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Shane Clapham moved to adjourn the meeting.

Mr. Brad Martin seconded the motion. All voted affirmatively.

The regularly scheduled public meeting of the Plain Township Board of Zoning Appeals was adjourned.

AS APPROVED

Ben Collins
Zoning Board of Appeals Secretary