PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

March 10, 2026

Chair, Brad 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, 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 Mary Fee was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

February 10, 2026 Meeting Minutes

Mr. Clapham made a motion to approve the meeting minutes of February 10, 2026 as submitted. Ms. Jorgensen seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Rob Riddle
Matt Gallatin
Dennis James

ZONING OFFICER'S REPORT

None

NEW BUSINESS

Variance Application 03-10-2026-01 – 7943 Schleppi Road – requesting variances under Section 206.04.1 and 206.01.2 to allow the applicant to reduce the required lot size to 1.142 acres instead of the required 2.5 acres; and to reduce the required 200' of ROW to 140' to allow for a lot split.

Mr. Shane Clapham made a Motion to accept **Variance Application 03-10-2026-01 – 7943 Schleppi Road** – requesting variances under Section 206.04.1 and 206.01.2 to allow the applicant to reduce the required lot size to 1.142 acres instead of the required 2.5 acres; and to reduce the required 200' of ROW to

140' to allow for a lot split and schedule this case for public hearing on April 14, 2026 at 7:00 pm. **Mr. Brad Martin** seconded the motion. All in favor. Motion Carried.

Variance Application 03-10-2026-02 – 8186 Bevelhymer Road – requesting a variance under Section 406.02 to allow an accessory structure 2944 SF larger than the allowed 3120 SF.

Mr. Shane Clapham made a Motion to accept **Variance Application 03-10-2026-02 – 8186 Bevelhymer Road –** requesting a variance under Section 406.02 to allow an accessory structure 2944 SF larger than the allowed 3120 SF and schedule this case for public hearing on April 14, 2026 at 7:00 pm. **Mr. John Andres** seconded the motion. All in favor. Motion Carried

OLD BUSINESS

None

HEARINGS

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.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, **Shane Clapham** made a Motion to Approve **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.

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

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

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

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.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, **Shane Clapham** made a Motion to Approve **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.

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

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

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

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.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, **Val Jorgensen** made a Motion to Approve **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.

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

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

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

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Shane Clapham moved to adjourn the meeting.
Mr. John Andres 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