

**SWANCREEK TOWNSHIP BOARD OF ZONING APPEALS MINUTES**  
**2-16-17 Record of Proceedings**

Meeting was called to order at 6:30 p.m. by Darrin Gramling, Chairman

Mr. Gramling led in the Pledge of Allegiance.

Roll Call was taken by Administrative Assistant, Chris Lauch.

Board members present: Darrin Gramling, Chairman, David Smith, Vice Chairman, Gregg Winseman, Renee Walker, Sue Whitaker - Absent

Employees: Walt Hallett, III, Zoning Inspector & Chris Lauch, Administrative Assistant

Visitors: See Sign In Sheet

**New Business: Kim Bradford Variance Request**

**Walt Hallett, III, Zoning Inspector, 5565 Co. Rd. D, Delta, Ohio, was sworn in to testify and stated his case:**

Walt Hallett, Swancreek Township Zoning Inspector, received zoning application #01-17 for a lot split to create a 9.3436 ac. parcel with no width or frontage. The lot is irregular shaped and is accessed by a 50' easement. The zoning permit application was denied by virtue of Swancreek Township Zoning Articles: 100-5.1 Conflicting Regulations, 100-6.1 Statement of Purpose, 100-8.4 & 100-18.1 Area, Height, Bulk and Placement Requirements and 100-23 Definitions.

Walt Hallett referred to a previously approved variance request on 8-8-88 when a lot combination with sub frontage was awarded by the Board of Zoning Appeals.

Chairman, Darrin Gramling asked if the Board had any other questions for Mr. Hallett, hearing none.

**Kim Bradford, 4580 Co. Rd. 3, Swanton, OH Sworn in to testify:**

Mr. Bradford was asked by Chairman, Darrin Gramling to clarify the location of the lot split request on the Fulton County Auditor's areal of the property card. Mr. Bradford showed the board where he would like to split the property, clarified the location of the easement, reviewed the prior variance on this property and explained where the culvert is.

Mr. Bradford expressed that his intent was to sell his current home, and build another on the property he wished to split off. The lot split request would follow the creek and be pie-shaped.

He worked with Rod Creager, Fulton County Engineer's office, on the culvert that was installed, during the same time the ditch cleaning was being done. His contractor followed Mr. Creager's dimension referral to County's specs.

Mr. Bradford expressed that his hobby of his greenhouse has now become his business. He has many plants and wishes to move his greenhouse and make it larger. He needs power and water for it. He stated he had received a USDA grant for his greenhouse. If he sells his current residence and does not receive an approved variance, he will no longer be able to access it.

Mr. Bradford explained he has deep gravel on the driveway where the easement is and expressed his investments on the property. There will be no heavy equipment driving on it.

He does not wish to create a sub division on this property; he wishes to build one dwelling.

Mr. Bradford stated he had an email from the previous property owner of the property he had purchased and combined. Chris Lauch, Administrative Assistant, informed Mr. Bradford that the board cannot allow testimony on the email. He would have to be present to testify on behalf of Mr. Bradford.

The board discussed the re-platting of the previous lot combination, the Fulton County Auditor's notes, and the permanent easement that was established at that time.

Chairman, Darrin Gramling asked for further questions from the Board: Hearing none.

Chairman, Darrin Gramling asked for public testimony on behalf of the request:

**Robert Beckwith, 4618 Co. Rd. 3, Swanton, Ohio, sworn in to testify:**

Mr. Beckwith stated he has no issue with Mr. Bradford's lot split request. It will cause no hardship on him or his property.

**Sean Shinaberry, 3353 Co. Rd. EF, Swanton, Ohio, sworn in to testify:**

Mr. Shinaberry owns three properties adjoining Mr. Bradford's property. He finds no issue with Mr. Bradford's lot split request. He expressed that he wishes to remain neighbors with Mr. Bradford, due to him being a great neighbor and would not like him to have to move elsewhere.

Chairman, Darrin Gramling asked for further public testimony on behalf of the request: Hearing none.

Chairman, Darrin Gramling asked for public testimony in opposition of the request: Hearing none.

**The board reviewed the standards and voted as follows:**

**Standards Set Described in Article 100-21.5**

1. Location, size and character as it relates to the development of the surrounding neighborhood and regulations of applicable zoning district.

**VOTE: Does not meet zoning regulations**

ROLL CALL: Full Board Agreed

2. Impact on vehicular and pedestrian traffic.

**VOTE: No Effect**

ROLL CALL: Full Board Agreed

3. Any possible nuisance emanating from the proposed use.

**VOTE: None**

ROLL CALL: Full Board Agreed

4. Location, height, nature of buildings and other structures as they relate to appropriate development and use of adjacent lands and buildings and how the proposed use affects values of other lands.

**VOTE: No effect**

ROLL CALL: Full Board Agreed

5. Whether the proposed use will be harmonious with the physical and economic aspects of the adjacent property.

**VOTE: Yes, is harmonious with area**

ROLL CALL: Full Board Agreed

6. The necessity of the proposed use for public convenience at this location.

**VOTE: N/A**

ROLL CALL: Full Board Agreed.

Renee Walker expressed the location is good for public convenience.

7. Will the proposed use protect the public health, safety, and welfare?

**VOTE: N/A**

ROLL CALL: Full Board Agreed

8. The effect the proposed use will have on the value of other property in the area in which it is to be located.

**VOTE: None**

ROLL CALL: Full Board Agreed

Chairman Darrin Gramling asked the board for further discussion: Hearing none.

➤ Darrin Gramling motioned to conditionally grant the lot split variance request for a single family dwelling only, no sub division on the property, 2<sup>nd</sup> by David Smith

ROLL CALL: Darrin Gramling-yes, Gregg Winseman-no, Renee Walker-yes, Sue Whitaker-absent, David Smith-yes

➤ Darrin Gramling motioned to approve the 1-19-17 meeting minutes, 2<sup>nd</sup> by David Smith

ROLL CALL: Darrin Gramling-yes, Gregg Winseman-yes, Renee Walker-yes, Sue Whitaker-absent, David Smith-yes

Minutes approval meeting for this hearing is set for 3-2-17 at 6:00 p.m.

- Greg Winseman motioned to adjourn the meeting, 2<sup>nd</sup> by Darrin Gramling - So Moved.

Meeting adjourned at 7:34 p.m.

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Darrin Gramling, Chairman

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David Smith, Vice Chairman

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Gregg Winseman, Board Member

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Sue Whitaker, Board Member

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Renee Walker, Board Member

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Alternate Board Member