

SWANCREEK TOWNSHIP BOARD OF ZONING APPEALS

8-16-18

Record of Proceedings - MINUTES

Meeting was called to order at 6:30 p.m. by David Smith, Vice Chairman

Mr. Smith led in the Pledge of Allegiance.

Board members present: David Smith-Vice Chairman, Renee Walker, Robert Beckwith & Gregg Winseman

Employees: Walt Hallett, III, Zoning Inspector & Tiffany Ford, Administrative Assistant

Visitors: See Sign In Sheet

New Business:

John Luce for Luce Properties LLC, 1457 CO RD D, Swanton, Ohio 43558 - Variance Request : To extend existing pole building 22ft onto Parcel # 26-050864-00.000 and use this parcel to conduct activities of the existing business.

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

Walt Hallett reviewed his denial of Zoning Permit Application #29-18 received June 25, 2018. Upon inspection the Zoning Inspector found that the new proposed addition to an existing commercial use building would extend the building onto a non-commercial zoned lot. As a result, Zoning Permit #29-18 was denied by virtue of Zoning Articles 100-5.1, 100-5.2, 100-8, 100-18.1.

Mr. Smith asked if the primary issue is the difference in the zoning of the two properties. Mr. Hallett stated the primary issues were the differences in the zoning of the two properties and an existing section line on parcel # 26-050864-00.000. Mr. Smith asked Mr. Hallett if the variance was granted would it cause any foreseeable issues. Mr. Hallett explained that if the property were to be sold that it would be an undividable lot without a variance. Mr. Smith asked the board if they had any further questions for Mr. Hallett, Hearing None.

John Luce for Luce Properties LLC, 1457 CO Rd D, Swanton Ohio 43515 Sworn in to testify:

Mr. Luce brought photos and maps for the board explained the addition he would like to build. Mr. Luce explained that when he purchased the additional property parcel # 26-050864-00.000 that Fulton County considered the property commercial and had has been paying commercial taxes for both properties, zoned AG/RE by the township. Mr. Luce talked with Reginal Planning of Fulton County and informed the board that they have no issue with his proposed extension. Mrs. Walker asked about the use of the proposed addition, Mr. Luce responded that the addition would be for additional inventory. Mr. Beckwith asked Mr. Luce about the employee parking. Mr. Luce explained that he planned to add gravel and stone next to the proposed addition for employee parking. Mr. Smith asked the board if they had any further questions for Mr. Luce, Hearing None.

Mr. Smith asked for any more public support for the Variance Request, Hearing None.

Mr. Smith asked for any public opposition for the Variance 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 Regulation

ROLL: Full Board Agreed

2. Impact on vehicular and pedestrian traffic.

VOTE: No Effect

ROLL: Full Board Agreed

3. Any possible nuisance emanating from the proposed use.

VOTE: No Effect

ROLL: 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: Full Board Agreed

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

VOTE: Yes

ROLL: Full Board Agreed

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

VOTE: N/A

ROLL: Full Board Agreed.

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

VOTE: N/A

ROLL: 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: No Effect

ROLL: Full Board Agreed

David Smith motioned to grant the Variance to extend the existing pole building onto parcel # 26-050864-00.000 and to conduct activities of the existing business., 2nd by Robert Beckwith.

ROLL CALL: Gregg Winseman-yes, Renee Walker-yes, David Smith-yes, Robert Beckwith-yes.

The Board receives the minutes for review prior to their meetings. Minutes will be approved at set dates and times at Minute Approval Meetings. Board will meet August 23rd, 2018 at 6:30 p.m. to approve the minutes.

Gregg Winseman motioned to adjourn the meeting, 2nd by Renee Walker - So Moved.

Meeting adjourned at 7:07 p.m.

Darrin Gramling, Chairman

David Smith, Vice Chairman

Gregg Winseman, Board Member

Robert Beckwith, Board Member

Renee Walker, Board Member

Alternate Board Member