

## **Millcreek Township Board of Zoning Appeals**

2020 Public Meeting Minutes

Wednesday, October 13, 2021

**Date & Time:** Wednesday, October 13, 2021 at 7.00 PM.

**Location:** Millcreek Township Hall, 10420 Watkins Road, Marysville, Ohio 43040

**Call to Order:** Chair (Jason Comstock) called the meeting to order at 7.00 pm.

**Roll Call:** The Zoning Administrator called the roll.

### **ZC Members Present:**

- Jason Comstock - Chair
- Steve Cameron - Vice Chair
- Jim Teitt
- Brian Clark
- Jeff Pieper
- Ron Todd - Zoning Administrator

**ZC Members Absent:** None

### **Trustees Present:**

- Keith Conroy
- Bill Jordan

### **Citizens/Invited Guests:**

- Cheryl Hyatt
- Steve Hyatt
- Tracy Nelson
- Donna Bell
- Joni Orders
- Melanie Ziegler

### **Zoning Administrator Swearing In:**

Ron Todd swore in any citizens wishing to speak at the meeting.

### **Zoning Administrator Report:**

Ron Todd started the opening report to the Board about the variance request located at 10334 Long Road. The following items were presented to the board.

- Per Section 6163, minimum lot sizes of new record shall be a minimum of five (5) acres. The applicant is requesting an acreage reduction of three point, three-three (3.33) acres. The applicant is already meeting all setback requirements. Below is the clarity correspondence of the written statement on the variance application.
- The applicant requested to split approximately 3.1 (+ or -) acres, including house & detached garage from parcel #250005006000 of 40 acres. Request is asked to keep as much of the timber farm intact as possible. Parcel is zoned U-1. House & garage is bordered closely by a stream on the East and North sides. Secondary septic would not cross the stream, per UCHD. Soil testing on the South side of the house is acceptable for the secondary system if necessary. Also is of size to accommodate septic systems.”

### **Applicant Presentation:**

Kerri Grant (applicant), presented to the board the following statement regarding the variance request.

- The applicant discussed that the entire property is family owned and will stay with the family. The property is located on a wooded track. The applicant plans to make upgrades to the existing structure. The property was built in the 1960's and believes that the acreage reduction will not affect the rest of the property. The applicant feels the acreage reduction will do the most minimal mitigation to the woodland area. The parcel was part of a ODNr management plan that was established in 2017 to where no hunting or logging is allowed unless the property is sold.

### **Board Member Comments:**

#### **Jason Comstock:**

- Ask the applicant how the proposed boundaries were determined. The applicant explained that with the existing home and septic location, this would minimize needing more acreage affecting the woodland area.

**Jim Teitt:**

- Ask the applicant if the existing parcel was to change ownership, if the variance was granted, what would be the intent of the woodland timber area restrictions. The applicant stated that they will try to keep the intent of the property within the family and keep it agricultural. Mr. Teitt stated that is not guaranteed if the property is sold and could be detrimental to the future of the property.

**Steve Cameron:**

- Ask the applicant if there is a secondary option on the property to meet the 5 acre minimum. Mr. Cameron asks about the Southeast of the property as an option. The applicant stated this is not feasible because of the leech field.

**Citizen Comments:**

**Tracy Nelson:**

- Stated that she was at the meeting to get clarification on the variance. After the Board and application discussions, she was content with the information and thanked the Board and the applicant for their time.

**Bill Jordan:**

- Stated the concern that the Township Trustees voted to have the 5 acre minimum because that was requested by the Union County Health Department for septic purposes. Mr. Jordan also stated the concern if the woodland area were sold and divided in different parcels, that it would lose the intent of the Zoning Resolution.

**Keith Conroy:**

- Stated that Mr. Jordan's opinions were his own.

**Jason Comstock:**

**Motion Consideration**

- Jim Teitt made a motion that the variance request does not demonstrate the nature of a hardship and also the variance request doesn't reflect zoning resolution Sections 4280 & 4281. Jason Comstock stated that being the Chair, he is not hearing a hardship. Steve Cameron seconded the motion to deny the variance.

**Roll Call:**

- Steve Cameron - Yes
- Jim Teitt - Yes
- Brian Clark - Abstained
- Jeff Pieper - Yes
- Jason Comstock - Yes

**Variance Request - Denied****Minutes Review & Approval** - 10/13/2021

Jim Teitt made the motion to pass the minutes as presented. Steve Cameron seconded the motion. All present board members voted "Aye".

**Trustee Comments**

Keith Conroy discussed the upcoming PSO levy and the upcoming meeting for the PSO's. Discussed the upcoming fire levy for Jerome.

**Adjournment: 7.37 PM.**

Steve Cameron motioned to adjourn. Jim Teitt seconded.

**Prepared By:**\_\_\_\_\_

**Ron Todd, Zoning Administrator**

**Date**

**Approved By:**\_\_\_\_\_

**Jason Comstock, Chair**

**Date**