

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 04-27-2021 MEETING

DATE: Tuesday, April 27th, 2021

LOCATION: 2nd Floor Conference Room – Def. Co. Commissioners Building, 550 Court Street, Defiance, Ohio

TIME: 6:00 P.M. session

The meeting was called to order by Mr. Lynn Keller, Chairman of the Defiance Township Zoning Bd of Appeals. Mr. Keller asked the clerk to call the roll.

The Clerk then called the roll for attendance. Board of Appeals members present were: Lynn Keller, Scott McKibben, Larry Plummer, Thomas Rosendale and Denny Batt.

With five of five Board members answering present a quorum was declared.

Other Township representatives present were: Mr. John Dimer – Township Zoning Inspector & Defiance Twp Trustees Jason Shaffer and Diane Mayer.

Visitor(s) present were: Jim Hoover 13203 State Rte 111, Rhonda Shaffer 13386 State Rt 15, and JoEllen Houck 8 Deville Dr. all of Defiance, Ohio.

Chairman Keller then read item 1 of the agenda:

Item 1: James Hoover has requested a "conditional use" permit for the construction of a new home on a portion of "split" parcel B11-0012-0-001-00. The approximately 2.1 acres more or less - of land in Defiance Township - is zoned "agricultural" and has a temporary parcel # of B1100 1200 4820. The parcel is located in Def. Twp. section 12 - 3n, range 4 east, also being part of a 132.093 acre tract recorded in Official Record Volume 405 on page 1181, in the NE quarter of section 12, with an issued house number of 24808 Watson Rd.

The full text of the legal description and map of the parcel may be seen by appointment at the Township Zoning Inspector's residence. Contact Mr. John Diemer - 23361 Defiance-Paulding Co. Line Rd #10, Defiance, Ohio, 43512 - ph. 419-393-2009.

Attachments for the Board to review were:

- a. copy of the application for the "conditional use" permit request – for residential use of ag zoned ground.
 - b. a Soil & Water review with drawing of property noting home and pond location.
 - c. Parcel ID from the County Auditor's web page – contains aerial of full parcel
 - d. A warranty deed
 - e. Design drawings from home owner
1. The Chair asked the board to review the attachments.
 2. The Chair asked Mr. Hoover to explain his need for a conditional use approval.
 - a. Mr. Hoover stated that he intends to build an 1800 sq foot home (more or less) on the property as indicated on the attachments. The property is currently zoned agricultural hence the request for a conditional use permit.

3. The Chair asked if Mr. Hoover has acquired an access permit from the County Engineer. Hoover replied that he had.
4. The Clerk was recognized. Houck stated he was contacted by a neighbor – Mrs. Wagner 24815 Watson Rd and she wished to state her support of Mr. Hoover’s request.
5. The Chair then asked if the board members had any concerns or issues.
 - a. There were none presented.
6. The Chair asked for a motion;

Mr. Rosendale moved to approve the request for a conditional use permit for the construction of a home on temporary parcel # of B1100 1200 4820.

Mr. Plummer seconded.

The clerk called the roll:

Lynn Keller, Chair	<u>yea</u>	Thomas Rosendale	<u>yea</u>
Scott McKibben	<u>yea</u>	Larry Plummer	<u>yea</u>
Denny Batt	<u>yea</u>		

The vote being five yeas and no nays, the motion to grant the conditional use permit was approved.

Item 2: Chair asked if there is any other business to come before the Board?

1. There was none.

Item 3: Chair asked for a motion to adjourn.

1. It was moved by Mr. Plummer and 2nd by Mr. McKibben.

5 yeas – 0 neas

The meeting was adjourned.