

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 07-27-2021 MEETING

DATE: Tuesday, July 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, Thomas Rosendale and Denny Batt. Larry Plumber was absent.

With four 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: Patti Diemer 23361 Def. Paulding County line rd #10, JoEllen Houck 8 DeVille Dr., Steve Wolbolt 15220 Campbell Rd. all of Defiance, Ohio, and Theodore and Diana Walbolt 12128 Fairway Winds Ct. Ft. Wayne, Indiana.

Chairman Keller then read item 1 of the agenda:

Item 1: A request for a "conditional use" permit for the construction of a new home on parcel B11-0016-0-015-03, of approximately 5 acres of Defiance Township currently zoned "agricultural" has been made by Theodore & Diana Walbolt. The parcel is located in Def. Twp. section 16 - in the NE quarter section, Twp 3 North range 4 east split from parcel B11-1600-0-015-02 with an issued house number of 15190.

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 contract builder
2. The Chair asked the board if there were any questions regarding the attachments.
 - a. There were none.
 - b. The Chair then asked Mr. Walbolt for the approximate square footage of the proposed home.
 - i. Mr. Walbolt stated 2900 sq feet.
 3. The Chair asked Mr. Stack to explain his need for a conditional use approval.

- a. Mr. Walbolt stated that he intends to build a home on the property as indicated on the attachments. The property is currently zoned agricultural hence the request for a conditional use permit.
- 2. The Chair asked if Mr. Stack if he had acquired an access permit from the County Engineer.
 - a. Stack replied that he had.
- 3. The Chair stated that the Soil and Water site review noted possible wetlands conflicts.
 - a. Mr. Walbolt stated he had called the US Army Corps of Engineers and was told there were no wetland issues regarding his proposed construction.
- 4. The Chair then stated if approved Mr. Walbolt must follow the noted directions on the Soil and Water site review.
- 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. McKibben moved to approve the request for a conditional use permit for the construction of a home on parcel # of B11-1600-0-015-02.

Mr. Batt 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>absent</u>
Denny Batt	<u>yea</u>		

The vote being four 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.

Motion by Rosendale

Second by Batt

The clerk called the roll:

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

The meeting was adjourned.