

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 07-23-19 MEETING

DATE: Tuesday, July 23rd, 2019

LOCATION: 618 South Clinton Street – Defiance, Ohio
In the Offices of Northwest Realty

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. Also present was appeals bd alternate Tom Webb. Bd members Larry Plumber & Sherry Shock werer excused.

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

Other Township representatives present were: Mr. John Dimer – Township Zoning Inspector.

Visitor(s) present were: John & Carol Ehlinger 24416 Watson Rd., & JoEllen Houck 8 Deville Dr. all of Defiance, Ohio.

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 1.5 acres more or less of land from a Defiance Township parcel zoned "agricultural" has been made by Ana Marie Bakle. The parcel is located in section 12 - Twp 3 North, Range 4 East, Def. Twp., also part of a 132.093 acre track of land as recorded in Co. record volume 405, page 1181, on the south side of Watson Road with Co. issued house number of 24630.

The portion of land being petitioned for conditional use is parcel ID #B11-0012-000-100 (split) which contains 1.5 acres more or less.

Attachments 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 legal description as provided to clerk
- d. aerial of full parcel from co auditor's web page
- e. A hand drawing of the proposed construction.
- f. A warranty deed for the 3.5 acres being split from parcel ID #B11-0001-0-018-00 (split).

Chair asked for Discussion:

- a. Anna Marie Bakle was recognized and stated she wishes to build a home of approximately 1938 square feet on the lot as shown in the design provided. Said home will contain a partial basement.

Chairman Keller asked if there were any concerns or questions from any of the Bd members or public

present?

- a. Board members noted there was a shared access which has in the past been discouraged. Both Bakle's confirmed that the Co. Engineer has approved the access as presented.
- b. Board members the noted that construction must follow all Co. Soil and Water recommendations on noted on the Soil and Water review.

Chairman Keller again asked if there were any other questions or concerns from Bd members or from anyone else present.

- a. There were none.

Chairman Keller then requested a motion for the approval/disapproval of the request.

i) Mr. Rosendale moved:
TO APPROVE THE REQUEST FOR A CONDITIONAL USE PERMIT for Anna Marie Balke FOR SIGNLE HOME CONSTRUCTION, BASED ON THE DATA AS PRESENTED AT THIS SESSION.

- ii) Mr. Scott seconded.

The clerk called the roll:

Lynn Keller, Chair	<u>yea</u>	Thomas Rosendale	<u>yea</u>
Scott McKibbern	<u>yea</u>		
Tom Webb	<u>yea</u>		

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

Mr. Keller then reviewed:

Item 2: A request for a "conditional use" permit for the construction of a new home on 1.5 acres more or less of land from a Defiance Township parcel zoned "agricultural" has been made by Diana L. Bakle. The parcel is located in section 12 - Twp 3 North, Range 4East, Def. Twp., also part of a 132.093 acre track of land as recorded in Co. record volume 405, page 1181, on the south side of Watson Road with Co. issued house number of 24660.

The portion of land being petitioned for conditional use is parcel ID #B11-0012-000-100 (split) which contains 1.5 acres more or less.

Attached are:

- 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 legal description as provided to clerk
- d. aerial of full parcel from co auditor's web page
- e. A hand drawing of the proposed construction.
- f. A warranty deed for the 3.5 acres being split from parcel ID #B11-0001-0-018-00 (split).

The Chair called for discussion.

- a. It was noted that the request is for construction on the lot beside Anna Marie's just approved petition. It is this lot that has the shared access noted above, which has the Co. Engineer's approval.
- b. The home's square footage is 2213'.

The Chair asked Diana Bakle if there were any other concerns or comments.

- a. Ms. Bakle advised the Bd. that all data required has been submitted.

The Chair asked if there were any questions or concerns by the Bboard or public present.

- a. Board members the noted that construction must follow all Co. Soil and Water recommendations on noted on the Soil and Water review.

Chairman Keller again asked if there were any other questions or concerns from Bd members or from anyone else present.

- a. There were none.

The Chair requested a motion to approve or disapprove of the request.

- a. Mr. Scott moved:

TO APPROVE THE REQUEST FOR A CONDITIONAL USE PERMIT TO BUILD A RESIDENCE AS PRESENTED AT THIS SESSION.

- b. Mr. Webb seconded.

The clerk called the roll:

Lynn Keller, Chair yea

Thomas Rosendale yea

Scott McKibbern yea

Tom Webb yea

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

Item 3: The Chair asked if there is any other business to come before the Board?

- a) There was none.

Item 4: The Chair asked for a motion to adjourn.

It was moved by Mr. Rosendale and 2nd by Mr. Webb.

4 yeas – 0 neas

The meeting was adjourned.

MEETING ADJOURNED