

# ***MINUTES***

## ***DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 07-30-13 MEETING***

**DATE:** Tuesday, July 30<sup>th</sup>, 2013  
**LOCATION:** 2<sup>nd</sup> Floor Conference Room – Def. Co. Commissioners Building  
**TIME:** 7:00 P.M.

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, Larry Plummer, Thomas Rosedale, Roy Perez, (Bruce Hahn was excused) & alternate Robert Williamson. With four of five regular members & 1 alternate answering present a quorum was declared.

Other Township representatives present were: Charles Bakle – Township Trustees.

Visitors present were: Larry R. Rading 19951 Power Dam Rd, and John Grimes 1128 Schultz St. Defiance, Ohio.

Chairman Keller then read item 1 of the agenda:

Item 1: Was a request by Mr. John Grimes for a "conditional use" permit for the purpose of operating a business from a residential property that he owns. The residence is located at 12458 State Rt 111, Defiance, Ohio, 43512. The parcel on which the residence is located is on the Northwest quarter (1/4) of section 3 and the northeast quarter (1/4) of section 4 on 1.731 acres on the west side of St Rte 111 south of the Defiance City limits, in Defiance Township, Defiance, County, Ohio. The parcel ID is B1100-04-001-000.

Handouts previously provided to the Appeal's Board members were noted:

- a. copy of application for the "conditional use" –
- b. a Soil & Water review
- c. aerial of full parcel from co auditor's web page – contains legal description as provided to clerk
- d. a property location map from the Co Auditor's web page -

- 1) The Chair asked Mr. Grimes to explain the request for the conditional use permit.
  - a) Mr. Grimes stated:
    - i) He is at present maintaining his residency at his Schultz Street address but is planning to move to the 12458 St. Rte 111 residence in the future (3 to 5 years). In the interim he desires to operate his plumbing business from the St. Rte 111 residence.
    - ii) Mr. Grimes intends to place his vehicles and supplies at the St. Rte 111 property. He will not be conducting retail sales so there is no expected increase in traffic to or from the property beyond his vehicles.
  - b) Bd. Members asked if Mr. Grimes intended to have any unusual hours – much different than the typical 8a – 5p standard business hours.
    - i) Mr. Grimes said that would be the standard.
  - c) Chairman Keller then asked if any citizens present had any concerns or objections with the request.
    - i) There were no objections.
  - d) The Chair asked for a motion:

It was moved by Mr. Rosendale to approve a “conditional use” request for a cottage business from a residence as presented to the Board of Appeals.

Mr. Plummer seconded: and the vote was called.

Lynn Keller, Chair	<u>yea</u>	Roy Perez	<u>yea</u>
Larry Plummer	<u>yea</u>	Bruce Hahn	<u>excused</u>
Thomas Rosendale	<u>yea</u>		
<b><u>Alternate:</u></b>			
Robert Williamson	<u>yea</u>		

The vote being five yeas and no nays. The motion to approve the conditional use request was approved.

The meeting adjourned.