

MINUTES
DEFIANCE TOWNSHIP ZONING BOARD OF
APPEALS 09-28-2010 MEETING

DATE: Tuesday, September 28th, 2010

LOCATION: 500 Court Street – County Commissioners 2nd floor Conference Room

TIME: 7:00 P.M.

Meeting was called to order by Mr. Larry Plummer, Acting Chairman of the Defiance Township Zoning Bd of Appeals. Mr. Plummer asked the clerk to call the roll.

The Clerk then called the roll for attendance. Board of Appeals members present were: Larry Plummer, Roy Perez, Bruce Hahn & Thomas Rosendale. Also answering the roll was alternate Robert Williamson. Chairman Lynn Keller was excused. With four of five members and one alternate answering present a quorum was declared.

Other Township representatives present were: Mr. Jason Shaffer – Township Zoning Inspector, Ruth Ann Schofield Def Twp Zoning Commission member, Mr. Charles Bakle, & Diana Mayer – Township Trustees.

Visitors present were: Rod Rittenhouse P.O. 382, Defiance, Ohio, Penny Bakle 1204 Wayne Ave & JoEllen Houck 8 Deville Drive.

Acting Chairman Plummer then read item 1 of the agenda:

Item 1: A request for a “conditional use permit” for construction of a single family home on a parcel zoned agriculture has been made by Rod Rittenhouse P.O. Box 382, Defiance, Ohio, 43512. The parcel is located on the north side of County road 424 (former US 24) east of Ashwood Rd in the southeast corner of the northwest quarter of section 30 of Defiance Township, Defiance County, Ohio. The parcel ID is B1100-30000-602.

- 1) The Zoning Board members reviewed the following attachments:
 - a. copy of application for the “conditional use” –
 - b. a copy of the legal description as received by the clerk
 - c. a Soil & Water review
 - d. aerial of full parcel from co auditor’s web page
- 2) Then Chair then asked if there were any issues or concerns with the request.
 - a) There were none.
- 3) The Chair then asked if there was a motion to approve or disapprove the “Conditional use” request for the purpose of construction of a single family home.

Mr. Rosendale moved to approve the request.

Mr. Perez seconded.

The clerk called the roll.

Larry Plummer, yea

Bruce Hahn yea

Thomas Rosendale yea

Roy Perez yea

Robert Williamson Yea

The vote being unanimous five yea's and 0 nea's - the motion to approve the "conditional use" for the purpose of construction a single family home on agriculture zoned land was approved.

Item 2: The Chair asked if there was any other business to come before the Board.

The secretary distributed to all Bd members present the revised and approved new Twp Land Use & Zoning maps. The maps were part of the Twp Zoning Plan reviewed and update which occurred in the late spring and early summer of 2010. The Plan was then approved as per ORC by the Trustees at their July 2010 session.

There being no further business to come before the Board of Appeals Mr. Plummer requested a motion to adjourn the meeting.

Motion by: Perez

Second: Hahn

YEA(s) 5 NAY(s) 0 Passed X Failed

The meeting adjourned.