

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 04-26-2022 MEETING

DATE: Tuesday, April 26th, 2022

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, Tom Webb 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.

Visitor(s) present were: Patti Diemer 23361 Def. Paulding County line rd #10, JoEllen Houck 8 DeVille Dr., Dave and Kim Musch 14697 State Route 111 all of Defiance, Ohio.

Chairman Keller then read item 1 of the agenda:

Item 1: A request for a "variance - from setback requirements" (from 10' to 2.5' from a property line) for the construction of a garage/storage building on a portion of parcel B11-0008-A-005-00, of approximately .9 acres more or less of land from Defiance Township zoned "residential" has been made by Dave Musch. The parcel is located in Def. Twp. section 8 - in the NE section of the SE quarter in Chapmans 1st addition Lot 4 pt & 3pt on State Route 111, with an issued house number of 14697.

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.

Attached handouts were:

- a. copy of the application for the "variance" to set back requirements – for construction of a detached garage storage building for residential use.
- b. a Soil & Water review with drawing of property noting proposed construction area (in a flood plain).
- c. Parcel ID information from the County Auditor's web page – contains aerial of full parcel
- d. A flood zone construction hazard permit issued by the Defiance Co. Planning Commission.

The Chair asked Mr. Musch to describe his request for the record.

Mr. Musch stated he plans to erect a 30 x 60 pole building for storage and a workshop. He would like to have the structure within 2.5' of his property line as shown on the Soil and Water site review(item b above).

Mr. Keller asked if Musch intended to use the building for a home business. Musch said no. Mr. Keller stated Musch must maintain enough space between the building and the property line to maintain

(mow – trim).

Mr. Keller noted that the building is being erected in a flood plain and that the Def. Co. Planning Commission has approved this construction. Refer to item D above.

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

Mr. Rosendale moved to approve the setback variance request for the construction of the pole building on parcel # B11-0008-A-005-00.

Mr. Batt seconded.

The clerk called the roll:

Lynn Keller, Chair	<u>yea</u>	Thomas Rosendale	<u>yea</u>
Scott McKibben	<u>yea</u>	Tom Webb	<u>yea</u>
Denny Batt	<u>yea</u>		

The vote being five yeas and no nays, the motion to grant the setback variance was approved.

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

1. There was none.

Item 3: The 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>	Tom Webb	<u>yea</u>
Denny Batt	<u>yea</u>		

The meeting was adjourned.

MEETING ADJOURNED