

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 08-30-11 MEETING

DATE: Tuesday, August 30th, 2011
LOCATION: 2nd 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, Bruce Hahn & alternate Robert Williamson. With four of five regular members & 1 alternate answering present a quorum was declared.

Other Township representatives present were: Mr. Jason Shaffer – Township Zoning Inspector, Mr. Dan Peck, Charles Bakle, & Diana Mayer – Township Trustees, & Ruth Ann Schofield 15968 Campbell Rd (Zoning Commission Chair).

Visitors present were: Allen & mNancy Killion 15805 St. Rte 111, Ed Steffel 15829 St. Rte 111, Penny Bakle 1204 Wayne Ave, Mike Schlachter 21682 Hammersmith Rd, Tom Webb 13370 State Rte 111 & JoEllen Houck 8 Deville Drive.

Chairman Keller then read item 1 of the agenda:

Item 1: A request for a "variance" relative to set back requirements for the construction of an out building has been made by Allen Killion 15805 State Rte 111, Defiance, Ohio, 43512. The parcel is located in the Sudholtz Park subdivision, on the southeast side of State Route 111, comprised of LOTS 28 & 29 PT, 27, 26 PT, 7 PT, 8, 9, 10 PT -- ALL COMBINED PER PLAT in section 17, range 4 of Defiance Township, Defiance, County, Ohio. The parcel ID is B1100-17-C-036-00.

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

- a. copy of application for the variance – with hand drawing of property
- b. a Soil & Water review
- c. aerial of the full parcel from co auditor's web page
- d. land owner's explanation for variance

1) The Chair then asked Mr. Killion to explain his project and need for the variance.

a) Mr. Killion said that he is replacing a storage shed on his property and there simply isn't enough room to put the new shed anywhere else on the parcel and meet set back requirements. He referred the Appeals Bd members to the information he provided for this request.

b) Chairman Keller then asked if any citizens present had any concerns with the project as proposed.

i) There were no objections and several present affirmed their support of Mr. Killion's project stating they believe whatever he was proposing would be an enhancement of the property.

ii) The Bd of Appeals members having reviewed the data noted above were asked by the Chair if they had any questions or concerns.

- iii) Mr. Plummer noted that the aerial and the drawings indicated that a building was already on the property, and as he understood the project, that building was to be taken down and the new one erected in its place on “roughly” the same location as the old building.
 - (1) Mr. Killion concurred with that assessment of the project.
- iv) There were no concerns noted by the other members of the Appeals Bd.

The Chair asked for a motion:

It was moved by Mr. Plummer to approve the “variance” to the set back requirements of the Twp’s zoning plan due to the fact that moving the proposed location of the shed anywhere on the parcel would create set back infringements, and given that the new building will be placed where a current building is already in existence and that there are no objections from any of the neighbors the variance should be granted.

Mr. Hahn seconded; and the vote was called.

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

The vote being five yeas and on nays. The motion to approve the variance passed.

Mr. Keller noted for the record that he was a 2nd cousin of Mr. Killion’s.

- 2) The Chair asked if there was any other business to come before the Board?
 - a) There was none.
- 3) There being no further business to come before the Board of Appeals, Mr. Keller requested a motion to adjourn the meeting.

Motion by: Mr. Rosendale
 Second: Mr. Williamson

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

The meeting adjourned.