

DEFIANCE TOWNSHIP ZONING BOARD OF
APPEALS 10/24/2023 MEETING

Minutes

LOCATION: 2 nd Floor Conference Room – Def. Co. Commissioners Building, 550 Court
Street, Defiance, Ohio

TIME: 6:00 P.M. session

The meeting is called to order by Mr. Lynn Keller, Chairman of the Defiance Township Zoning Bd of
Appeals.

Clerk to call the roll.

The Clerk called the roll for attendance. Board of Appeals members present were: Lynn Keller, Scott
McKibben, Thomas Rosendale, Lana Shingledecker and Denny Batt.

Board members answered present a quorum was declared.

Other Township representatives present were: Mr. Chris Harrow – Township Zoning Inspector; Defiance
Twp Trustees John Diemer and Jason Shaffer, Jo and Tim Houck, Steve Buchholtz
Visitor(s) present were: Roy W Ort

Chairman Keller then read item 1 of the agenda:

Item 1: Steve Chandler has requested a "conditional use" permit for the use of his property as a cottage business(dog boarding)

B110013B00800. The approximately 1.85 acres
more or less - of land in Defiance Township - is zoned "Conditional use" - for residential use.

The parcel is located in Def. Twp. LEGAL: COUNTRY SIDE ESTATES 2ND ^LOT 8

House number is 24800 Bowman Road

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. Chris Harrow 14143 Karnes Road, Defiance, OH, 43512 – ph. 419-438-5750.

Attachments for the Board to review were:

a. copy of the application for the "conditional use" permit request – for cottage business- dog boarding.

b. Parcel ID from the County Auditor's web page – contains aerial of full parcel.

c. Design drawings from home owner

1. The Chair asked the board to review the attachments.

2. The Chair asked Mr. Chandler to explain his need for a conditional use approval.

3. The Chair then asked if the board members had any concerns or issues.

4. The vistor Mr Ort raised a concern for the noise of the dogs being boarded.
He stated he had a deed restriction indicating the boarding use is not allowed.

Mr Ort could not produce this form as this time.

The zoning board agreed to table the matter to give Mr. Ort time
to located the form. Mr Ort was given 14 days to produce the form.

The next meeting is to be November 14, due to November 7 being election day.

5. The Chair and board motion to table the zoning issue till November 14, 2023

Chair asked if there is any other business to come before the Board?

Item 2: Chair asked for a motion to adjourn.

The motion was made by Scott McKibben and second by Denny Batt..

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The meeting was adjourned.

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS

11/14/2024

Meeting Minutes

LOCATION: 2 nd Floor Conference Room – Def. Co. Commissioners Building, 550 Court Street, Defiance, Ohio (due to a conflict of another meeting the place was changed.)

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, Lana Shingledecker and Denny Batt.

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

Other Township representatives present were: Mr. Chris Harrow – Township Zoning Inspector
Visitor(s) present were: Mr Ort, Tim and Jo Houck

Chairman Keller then read item 1 of the agenda:

Item 1: Steve Chandler has requested a "conditional use" permit for the use of his property as a cottage business(dog boarding)

Steve Chandler has requested a "conditional use" permit for the use of his property as a cottage business - Dog Boarding

B110013B00800. The approximately 1.85 acres

more or less - of land in Defiance Township - is zoned "Conditional use" - for residential use.

The parcel is located in Def. Twp. LEGAL: COUNTRY SIDE ESTATES 2ND ^LOT 8-House number is 24800 Bowman Road

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Attachments for the Board to review were:

- a. copy of the application for the "conditional use" permit request – for residential use of condition use
- b. Parcel ID from the County Auditor's web page – contains aerial of full parcel
- c. Design drawings from home owner
- d. Advertisement from internet for Mr Chandler business
- e. Deeds printed from the Defiance County Recorder.
- f. Information from the lawyer

1. The Chair asked the board to review the attachments. That were previously provide and the new ones.

2. The Chair asked Mr. Chandler to explain his need for a conditional use approval. Also to provide any deed issues. Mr Chandler proceeded to explain he has built a few homes in the area and stated his property is worth \$250,000. He then proceeded to state the cottage business is for supplementing his disability check and cost of medicine.

He proceeded to provide a video of the boarding area.

3. The Chair then asked Mr Ort his concerns and issues.

Per Mr. Ort, Mr Chandlers parcel does not have similar deed restrictions as his. The deed restrictions were dropped on 3 of the parcels sometime after Mr Ort purchased his (approximately 40 years age).

4. Discussion of the documents provided.

Mr Ort indicated he was not willing to take the matter to court. A compromise was made between Mr Ort and Mr Chandler of allowing 5 dogs to use the property for boarding.

The restriction was made of 5 dogs for boarding as condition of the conditional use zoning.

An agreement for the restrictions also in place are :

No modular homes, house trailers, animals, livestock, or poultry shall be maintained, except that dogs and cats and household pets may be so maintained if not raised, bred, or maintained for commercial purposes.

5. The Chair asked for a motion

A motion was made to accept this compromise.

The clerk called the roll:

Lynn Keller, Chair Yea; Thomas Rosendale:Yea; Scott McKibben: Yea; Lana Shingledecker :Yea Denny Batt : Yea
Mr Chandler wanted noted the an employee of the township who is his ex-father-in-law started the whole issue. He was corrected that the clerk started the zoning issue due to the advertising being done on face book, which was brought to this person attention by another person.

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

A discussion was made for the next possible zoning change relets.

A tentative date was made for December 19, 2023-before next Township Meeting

Item 3: Chair asked for a motion to adjourn.

Mr Rosenedale made the motion and Mr McKibben second.