

MINUTES

DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 10-22-19 MEETING

DATE: Tuesday, October 22nd, 2019

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, Larry Plumber, & Thomas Rosendale. Also present was appeals bd alternate Tom Webb. Bd member Sherry Shock was excused.

With four of five Board members & 1 alternate answering present a quorum was declared.

Other Township representatives present were: Mr. John Dimer – Township Zoning Inspector & Defiance Twp Trustees Jason Shaffer, Dan Peck and Diane Mayer.

Visitor(s) present were: Andrew Davis 316 Tocomo Ave, Patti Diemer 23361 Defiance-Paulding Co. Line Rd 10 & JoEllen Houck 8 Deville Dr. all of Defiance, Ohio.

Chairman Keller then read item 1 of the agenda:

Item 1: A request for a "conditional use" permit for the construction of a new home on a split portion of parcel B11-0012-0-012-00, of approximately 63 acres more or less of land from Defiance Township zoned "agricultural" has been made by Andrew Davis. The parcel is located in Def. Twp. section 12 - Part of SE corner, with an issued house number of 24591 and a temporary parcel number of S1100-1200-5719.

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 are:

- a. copy of the application for the "conditional use" permit request – for residential use of ag zoned ground.
- b. A Mechanics' lean – defining the parcel
- c. a Soil & Water review with drawing of property noting home and pond location.
- d. Parcel ID from the County Auditor's web page - contains legal description as provided to clerk
- e. aerials of full parcel-adjoining parcels & split parcel – from auditor's web site & soil & water

Chair asks for Discussion:

Item 2: The Chair asked the board to review the attachments.

1. Board members confirmed with Mr. Davis that his property and planned construction will be on the parcel C1100-1200-5719 which was split from parcel B11-0012-0-012-00 as shown in the

exhibits above.

- i. After the review, the Chair asked Mr. Davis to describe his request:
- b. Mr. Davis stated he intends to build a home on the parcel. The house will be constructed some 700' into the parcel from the road.
 - i. The access drive will be at the east end of the parcel and the proposed location has been approved by the Co. Engineer Warren Schlatter.
- c. The Chair asked for the square footage of the house, noting Twp. zoning requirements state a 1,200 sq foot residence is minimum.
- d. Mr. Davis replied that the house will be 3000 sq. feet more or less.
- 2. The Chair noted that there is a 2 year limit to the conditional use permit. Twp. zoning rules required the construction of the house within 2yrs of the approved conditional use permit.
 - a. Mr. Davis stated he intends to begin construction within a year.
- 3. The Chair asked if any board members had any questions.
 - a. There were none.
- 4. The Chair asked for a motion;

Mr. Plummer moved to approve the request for a conditional use permit for the construction of a home on parcel #S1100-1200-5719 and that the requirements noted on the Co. Soil and Water review (see exhibit c of this session) be adhered to.

Mr. McKibben seconded.

The clerk called the roll:

Lynn Keller, Chair	<u> yea </u>	Thomas Rosendale	<u> yea </u>
Scott McKibbern	<u> yea </u>	Larry Plummer	<u> yea </u>
Tom Webb	<u> yea </u>		

The vote being five yeas and no nays, the motion to grant the conditional use permit was approved.

Item 3: Chair asked if there is any other business to come before the Board?

- 1. There was none.

Item 4: Chair asked for a motion to adjourn.

- 1. It was moved by Mr. Rosendale and 2nd by Mr. Webb.

5 yeas – 0 neas

The meeting was adjourned.