

# ***MINUTES***

## ***DEFIANCE TOWNSHIP ZONING BOARD OF APPEALS 11-28 MEETING***

**DATE:** Tuesday, November 28<sup>th</sup>, 2017

**LOCATION:** 618 South Clinton Street – Defiance, Ohio  
In the Offices of Northwest Realty

**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, and Larry Plumber. Sherry Shock was excused.

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

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

Visitor(s) present were: Steve, Lucas and Kim Chandler 22676 Bowman Rd, & 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 3.5 acres more or less of land from a Defiance Township parcel zoned "agricultural" has been made by Steve Chandler. The parcel is located in section 1 - part of the Northeast quarter, Township 3 north, Range 4 east of Defiance Township. The portion of land being petitioned for conditional use is being split from parcel ID #B11-0001-0-018-00 (split) which contains 16.78 acres more or less.

Zoning Bd members reviewed the attached items:

- a. copy of the application for the "conditional use" permit request – for residential use of ag zoned ground.
- b. a Soil & Water review with drawing of property noting home and pond location.
- c. Parcel ID from the County Auditor's web page - contains legal description as provided to clerk
- d. aerial of full parcel from co auditor's web page
- e. A hand drawing of the proposed construction.
- f. A warranty deed for the 3.5 acres being split from parcel ID #B11-0001-0-018-00 (split).

- 1) The Chair then asked Mr. Chandler to explain the project & the request for a conditional use permit(s).
  - a) Chandler stated the Twp requires a review and permit in order to construct a residence on Agricultural ground. There are no other construction issues such as setbacks etc.
  - b) The Chair asked the Board members for comments or concerns.
    - i) Mr. Plumber noted that the City of Defiance has a water line over or near the proposed construction site. Had Chandler contacted them to discuss possible connection for the Chandler project.
    - ii) Mr. Chandler stated that he had spoken with the City of Defiance and the City stated the water line could not accept additional connections at this time. Such additional connections would have a very negative impact on pressure in the current line.

- (1) The City – per Mr. Chandler – wrote a letter to the Defiance Co Health Dept noting this.
- (2) Chandler further stated that the Health Department has issued a permit for the construction of a sewer system. If the Township approves the pond construction, then the appropriate system will be in place.

- c) The Chair then asked for the square footage of the home.
- d) Chandler replied 2160’.
- e) The Chair noted that the sq footage accedes Twp minimum size.
- f) The Chair requested a motion to approve or disapprove of the request.

i) Mr. Plummer moved:

TO APPROVE THE REQUEST FOR A CONDITIONAL USE PERMIT TO BUILD A RESIDENCE, OUTBUILDING AND POND AS PRESENTED AT THIS SESSION.

ii) Mr. Rosendale seconded.

The clerk called the roll:

Lynn Keller, Chair	<u>yea</u>	Thomas Rosendale	<u>yea</u>
Scott McKibbern	<u>yea</u>		
Larry Plumber	<u>yea</u>		

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

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

- a) There was none.

**Item 3:** The Chair asked for a motion to adjourn.

It was moved by Mr. Plumber and 2<sup>nd</sup> by Mr. McKibben.

4 yeas – 0 neas

The meeting was adjourned.

MEETING ADJOURNED