

Minutes

Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, March 2, 2016 – 7:00 PM

Board Members Present: Pan Aslanides, Chairman
Anthony ‘Tony’ Mucci, Vice Chairman
Bill Ehlers, Member
Gary Brahler, Member
Thomas Davis, Alternate

Board Members Absent: David Foss, Secretary

Zoning Inspector: Dale Riggerbach

Township Secretary: Shelby Dieffenbaugher

Purpose: (One Case)

Appeal #618 – Joshua Elder of 3671 Maplegrove Ave. NE, Louisville, Ohio 44641, Parcel #33-07997, zoned R1 Single Family Residential is requesting a variance for an accessory building to replace bank barn. Storage of camper, miscellaneous equipment, to be 23 feet high, instead of the allowed 17 feet, 2,240 sq. feet, instead of the allowed 1,280 sq. feet as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

CALL HEARING TO ORDER:

Chairman Aslanides opened tonight’s hearing at 7:00 PM and swore in everyone in attendance by asking them to swear that the information they were about to present, either in oral or written form, is true and accurate to the best of their knowledge. The people responded by stating, “I do”. Chairman Aslanides introduced all board members in attendance, the zoning inspector, and the township secretary.

Appeal #618 – Joshua Elder of 3671 Maplegrove Ave. NE, Louisville, Ohio 44641, Parcel #33-07997, zoned R1 Single Family Residential is requesting a variance for an accessory building to replace bank barn. Storage of camper, miscellaneous equipment, to be 23 feet high, instead of the allowed 17 feet, 2,240 sq. feet, instead of the allowed 1,280 sq. feet as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

Josh Elder of 3671 Maplegrove stepped to the podium and notified the Board that he would be replacing the bank barn on the property with a new barn. The current bank barn has foundation problems and the cost would be the same to replace it as it would be to fix the foundation. The replacement will be large enough to hold a camper, truck, 4-wheelers, and mowers.

Mr. Brahler asked if the barn will have water and electric. Mr. Elder stated the barn may eventually have water, but not at this time and yes the barn will have electric.

Chairman Aslanides asked if the barn will have a bathroom. Mr. Elder said no.

Mr. Ehlers asked what type of roof and siding of the barn. Mr. Elder said both the roof and siding will be metal.

The Board asked if the barn will house the 2 campers on the property. Mr. Elder stated the barn will hold only 1 camper. The other camper was a family member's and it has been moved off the property.

Chairman Aslanides asked if anyone in attendance to speak for the variance.

Rueben Miller of 3671 Maplegrove stepped to the podium and notified the Board that he owns a construction company in Carrollton and that he will be building the barn. Mr. Miller was in attendance to answer any questions. His goal is to build quality and good looking buildings in the area.

Members of the Board knew the builder and they spoke highly of him.

Chairman Aslanides asked if anyone in attendance to speak against the variance.

John Buccasso of 3683 Maplegrove stepped to the podium and notified the Board that he is not for or against the barn yet, he was in attendance for more information. Mr. Buccasso had some concerns about the location of the barn, location of the driveway to the barn, the location of the garage doors, and concerns of possible cars and parts sitting out on the property once the barn is built.

Discussion was held regarding the location of the barn, location of the driveway to the barn, the location of the garage doors, and concerns of possible cars and parts sitting out on the property.

The Board informed Mr. Buccasso that if cars and parts begin to collect on Mr. Elder's property, to contact the township office to voice his concerns.

Discussion was held regarding the storage of cars and applying for a home occupation in the township. Mr. Ehlers informed Mr. Buccasso that the hearing is taped and everything is put on record. Some discussion followed.

After asking questions and receiving more information, Mr. Buccasso stated he is for the variance.

Chairman Aslanides asked if anyone in attendance to speak for or against the variance.

Motion for a Ballot Vote: With no other questions and/or discussion, Chairman Aslanides asked for a motion for a ballot vote to approve or disapprove Appeal #618.

GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #618 JOSHUA ELDER SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	Tony Mucci	-- Approve
	Pan Aslanides	-- Approve
	Gary Brahler	-- Approve
	Tom Davis	-- Approve
	Bill Ehlers	-- Approve

Chairman Aslanides said **the request for Appeal #618** was **APPROVED** and advised Mr. Elder to contact Dale during regular office hours (11:30 a.m. to 3:30 p.m. Monday thru Friday) to make arrangements to get whatever paperwork/permits are needed.

Discussion was held regarding the requirements in the township for putting up a fence.

Old Business:

Chairman Aslanides asked about the tabled variance and if there is a time limit for the variance. Zoning Inspector Dale Rigggenbach stated that a letter will be sent to the resident stating that there will be a hearing next month and there is generally no time limit for a tabled variance. Discussion followed.

New Business:

The Board asked about the hearing next month. Zoning Inspector Dale Rigggenbach stated there will be 1 case, possibly 2 for next month.

Approval of Minutes:

TOM DAVIS MOTIONED TO APPROVE THE MINUTES FOR FEBRUARY 3, 2016 AS WRITTEN SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	Gary Brahler	-- NO VOTE
	Tom Davis	-- Approve
	Bill Ehlers	-- Approve
	Pan Aslanides	-- Approve
	Tony Mucci	-- Approve

Adjournment:

GARY BRAHLER MOTIONED TO ADJOURN AT 7:30 PM SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.

Roll call voting:	Gary Brahler	-- Approve
	Tom Davis	-- Approve
	Bill Ehlers	-- Approve
	Pan Aslanides	-- Approve
	Tony Mucci	-- Approve

Pan Aslanides, Chairman
Nimishillen Township Board of Appeals

Tony Mucci, Vice Chairman
Nimishillen Township Board of Appeals

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