

Board of Zoning Appeals

Meeting Notes

May 11, 2015

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Meeting was called to order.

In attendance: Peg Garton, Lou Mohlman, Robin Liechty, Jan Linn, Brad Miller, David Michael Baker

Peg Garton reviewed the meeting rules and procedures.

Peg Garton led the pledge of Allegiance.

Peg Garton asked that a moment of silence be awarded to the memory of past respected board member Clarence Miller.

A motion was made by Brad Miller to appoint Lou Mohlman for chairman of the board. David Michael Baker seconded the motion, the motion passed unanimously.

A motion was made by Lou Mohlman to appoint Brad Miller as vice chairman. The motion was seconded by Jan Linn, the motion passed unanimously.

David Michael Baker made the motion to approve the last meeting notes. Brad Miller seconded the motion. The motion passed unanimously.

The Public Hearing was opened to hear a petition from Martin Schmucker applicant for a development standards variance to grant a 20 foot front yard setback instead of a 30 foot front yard setback for lot 202 and 208 in Pioneer Village. These lots are currently vacant and located on Yellow Feather Court.

Peg Garton reviewed the applicant's application.

The board asked questions of the applicant.

Mr. Schmucker, builder asked for a smaller front yard setback to allow for what he feels a better placement of the house on the lot. He feels that the house will not have an attractive back yard as there is a mound in the back of the yard. He feels the lot size is undesirable for his proposed house placement. He feels that the house that he wants to build will have a better curb appeal if granted the 20 foot setback.

Lou Mohlman asked for comment for and against the applicant's request.

Peg Garton read a petition against the request.

Six people in attendance identified themselves and spoke against the application.

The Developer of Pioneer, and owner of the lots, Gordon Liechty, Sr., spoke about the placement of the mound. He also stated that 40 lots in Pioneer village have 20 foot front yard setbacks.

The board and applicant provided visual information as well as attendees to better understand the request.

Items including but not limited to included concerns regarding aesthetics, building code standards, safety of driveway , children safety, preserving the current covenants, placement of the house on the lot, flipping the location of the house, integrity of builder, abiding by rules, contract to purchase, and ownership of lots. Great time, detail, and debate were given to the correct building line location.

After closing the public hearing portion and much debate, Lou made the motion to table the applicants request to the next building date to allow for further fact finding. Lou requested that a detailed footprint of the location of the house be placed on a plot plan showing a twenty foot setback as applicant requested. Further, he requested that the applicant stake out the footprint with string lines to assist the board visually on both lots. Brad seconded the motion. The motion passed with Robin Liechty abstaining. Mr. Liechty was deemed as an interested property owner within 300 feet of the applicant property in question.

The meeting was adjourned till June 8, 2015.

Respectfully Submitted:

Peg Garton, Secretary Town Manager

A handwritten signature in black ink, appearing to be 'Peg Garton', written over the typed name.

Signed, Lou Mohlman Chairman