

BOARD OF ZONING APPEALS MEETING

Thursday, February 25, 2021 – 7:00 p.m.
via Zoom

AGENDA

- I. **Call to Order & Pledge of Allegiance**
- II. **Roll Call**
- III. **Explanation of Proceedings**
 - a. Swearing in of participants
- IV. **BZA02-2021:** Applicant, Ernst Ready Mix Inc., is requesting Variances from Section 4.10 C. 4. c. and 4.15 A. of the Sugarcreek Township Zoning Resolution to allow for the construction of a 48' x 64' building associated with a non-conforming use to accommodate the indoor storage of pumps. The subject property is located at 2130 Ferry Road, can be further identified by parcel number L32000100110000400, contains 21.669 acres and is located in the I-1 (Industrial), E (Estate Residential) and W-P (Well Field Protection Overlay) Districts.
NOTE: The BZA previously approved Variances for the construction of a 40' x 48' building, but the applicant inadvertently requested the incorrect size in the previous submission.
- V. **BZA03-2021:** Applicants, Bryan and Terri Pelley, are requesting a Variance from Section 4.13 3. b. of the Sugarcreek Township Zoning Resolution to allow for the construction of an above ground pool and deck totaling approximately 1,157 square feet. The applicants have detached structures existing on the parcel totaling 2,593 SF. Together the existing and proposed structures would exceed the allowance for detached accessory structures by 1,250 SF. The subject property is 1530 Sugarhill Lane, can be further identifiable by parcel number L320002000270005500, contains 5.124 acres and is located in the A-1 (Agricultural) District.
- VI. **BZA04-2021:** Applicant, Nick and Edna Weller Charities, Inc., is requesting Conditional Use Approval for a recreational/educational use. A 3,200 SF nature center would be constructed, as would an access driveway and parking lot. Existing nature trails will be incorporated into the project and upgraded with some new walking trails added. An observation deck facing and adjacent to the Little Miami River is also proposed, as is a replica maple sugar house. The subject property is 2760 Upper Bellbrook Road, can be further identifiable by parcel numbers L32000200300007900 and L32000200300005800, contains approximately 105.5 acres total and is located in the A-1 (Agricultural) District.
- VII. **Approval of the January 28, 2021 Minutes (JF, CV, EM, and DH present)**
- VIII. **New Business**
- IX. **Old Business**
- X. **Adjourn**

The next BZA meeting is scheduled for March 25, 2021 at 7:00 p.m. via Zoom.

CONDUCT

A public hearing is a formal invitation and opportunity for the public to address concerns regarding an application that has been brought before this Board of Zoning Appeals. Prior to the public hearing, anyone who wishes to speak will be asked to swear to tell the truth regarding any of their testimony. The Chairperson conducts the meeting and must recognize all speakers prior to their speaking. When recognized to speak, please approach the podium, speak only into the microphone and advise the Board of your name and address before you testify. Those who testify may be subject to cross-examination. Testimony should not be redundant. If testimony becomes redundant, the Chairperson will not recognize speakers unless new information is presented. The Chairperson may elect to limit public comments to three (3) minutes per person. Once a public hearing is closed, the public may no longer present any testimony to the Board of Zoning Appeals. The public has the opportunity and right to be heard, but does not have the right to make defamatory, inciting or inflammatory comments. Anyone making these comments or conducting themselves in an offensive manner may be subject to removal from the hearing and further action.

PROCEDURES

1. Public meeting is opened
2. Swear-in those who wish to testify
3. Public hearing is formally opened
4. Staff presents the case
5. The applicant may address the Board
6. Speakers for the application are recognized
7. Speakers against the application are recognized
8. Speakers wishing to make neutral comments are recognized
9. The applicant is presented with the opportunity for rebuttal
10. The public hearing is closed
11. The Board of Zoning Appeals begins deliberation and concludes with a decision