

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, JANUARY 28, 2021**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, January 28, 2021 via Zoom at 7:00 p.m.

Mrs. Moore called the meeting to order.

Everyone present stood for the Pledge of Allegiance.

Upon call of the roll, the vote resulted in the following:

Mr. Haibach – present
Mrs. Staten – absent
Mr. Froehlich – present
Mrs. Vantrease – present
Mr. Demko – absent
Mrs. Moore – present

Mrs. Moore swore in all those present wishing to provide testimony at the meeting.

Mrs. Moore noted that the first item of business was the election of officers. Mrs. Vantrease made a motion to appoint Mrs. Moore to the position of Chairperson, which was seconded by Mr. Froehlich. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich-yes
Mr. Haibach-yes
Mrs. Moore-abstain
Mrs. Vantrease-yes

Mr. Haibach made a motion to appoint Mr. Froehlich to the position of Vice-Chairperson, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich-abstain
Mr. Haibach-yes
Mrs. Moore-yes
Mrs. Vantrease-yes

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA01-2021. Applicant, Bernard Jacob Loeffelholz, is requesting a Variance from Section 4.13, Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of an inground swimming pool in the side yard of the subject property. The subject property is 2952 River Edge Circle, parcel L32000200240014100, is owned by Bernard Jacob Loeffelholz, contains 2.991 acres and is located in the E (Estate Residential) District.

Mr. Loeffelholz, 2952 River Edge Circle, being duly sworn, came forward. He described his lot's unique characteristics in that it gets its frontage from SR 725 but it is accessed through a private drive off River Edge Circle. He noted the orientation of the house and the location of the septic system and driveway. He explained the location of the driveway and septic system make placing the proposed pool in the rear yard as required virtually impossible. He noted that the location proposed is screened from any adjacent properties.

Mrs. Moore asked Mr. Loeffelholz to confirm that the septic was located in the rear yard area.

Mr. Loeffelholz indicated that it was.

Mrs. Vantrease asked when they bought the house.

Mr. Loeffelholz indicated stated July of 2019.

Mr. Moore asked for any additional comments in favor, in opposition or neutral. There being none, she made a motion to close the public portion of the hearing, which was seconded by Mrs. Vantrease.

Upon call of the roll, the vote resulted in the following:

Mr. Froehlich-yes
 Mr. Haibach-yes
 Mrs. Moore-yes
 Mrs. Vantrease-yes

Mrs. Moore stated that the uniqueness of this lot is apparent. She noted the Staff Report covered them, as did Mr. Loeffelholz. She noted that between the orientation of the house, the driveway, the septic and the leach field there really is not any other place for this pool to go. She made a motion to approve the application as submitted, which was seconded by Mr. Haibach.

Upon call of the roll, the vote resulted in the following:

Mr. Froehlich-yes
 Mr. Haibach-yes
 Mrs. Moore-yes
 Mrs. Vantrease-yes

Mrs. Moore made motion to approve the October 22, 2020 Minutes, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich-yes
 Mr. Haibach-yes
 Mrs. Moore-yes
 Mrs. Vantrease-yes

Mrs. Moore made a motion to approve the December 17, 2020 Minutes, which was seconded by Mrs. Vantrease. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich-yes
Mr. Haibach-yes
Mrs. Moore-abstain
Mrs. Vantrease-yes

Mr. Haibach made a motion to adjourn, which was seconded by Mrs. Vantrease.

Upon call of the roll, the vote resulted in the following:

Mr. Froehlich-yes
Mr. Haibach-yes
Mrs. Moore-yes
Mrs. Vantrease-yes