

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, September 23rd, 2021**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, September 23rd, 2021, via Zoom at 7:00 p.m.

Mrs. Moore called the meeting to order.

Everyone in attendance stood for the Pledge of Allegiance.

Mrs. Tilford introduced the newest member to the BZA Board, Dr. Morris.

Dr. Morris stated that he has lived in the Township for 3 years, and he is a professor at Wright State University.

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

Mr. Haibach – present
Mrs. Staten – absent
Mr. Froehlich – absent
Mrs. Vantrease – present
Mrs. Moore – present
Dr. Morris – present

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

Mrs. Moore noted that the case on the agenda tonight is BZA11-2021.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA11-2021. The purpose of the hearing is to consider an application for a Variance under Article 3.07 D. of the Sugarcreek Township Zoning Resolution described as follows: BZA11-2021 Applicant, Josh Miller, is requesting a Variance from Section 4.14, Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of new home behind the existing detached garage and existing spring house. The subject property is 971 McBee Road, parcel L32000200150005100, is owned by Prestige Renovations Worldwide, contains 2.46 acres and is located in the R-1A (Suburban Residential-Low) District.

Mrs. Moore asked if anyone was in attendance to speak on behalf of the applicant.

Mr. Miller, the applicant, being duly sworn, stated that he purchased the property with the intent of building a home. He had to have a septic system engineered, which brought his attention to the BZA. The garage was already existing when he purchased the property, he is looking to be granted permission to build a home on the property. He is not sure he has any other options for placement on the house.

Mrs. Moore asked that the Septic Engineer marked where the septic field is on the drawing.

Mr. Miller stated that yes, it is marked on the drawing, and he had to have a surveyor come out and have the work together, it took about 4 months to do.

Mrs. Moore stated that her understanding is that both sides of the property slope down to the creek there.

Mr. Miller stated that that is correct. The other side of the creek where the driveway would be is just a wooded area.

Mrs. Vantrease asked if there would be a garage on the house he is wanting to build or would the existing garage be the primary garage.

Mr. Miller stated that yes, that will be a primary garage. Down the road he may want to do a breeze way to connect the two but for now they will not be.

Ms. Moore asked if anyone wished to speak in opposition of the applicant. Hearing none, she asked if anyone wished to speak neutrally on the application. Hearing none, Mrs. Moore made a motion to close the public portion of the meeting. Mrs. Vantrease seconded.

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

Mrs. Moore – yes
Mr. Haibach- yes
Mrs. Vantrease – yes
Dr. Morris – yes

Mrs. Moore stated that what the BZA is presented with here is that the geography of this lot limits Mr. Miller's options when building on this lot. When you consider the septic issues on this lot and keeping it away from the creek, there is not a lot of other options.

Dr. Morris asked why Mr. Miller does not want to knock down the existing garage and build his home there.

Mr. Miller stated that structurally the garage is in very good condition. His plan is to reface it with new siding that will match the home once it is constructed.

Mrs. Moore asked if there were any other comments or discussions. Hearing none,

Mrs. Moore made a motion to approve the variance as presented. Mr. Haibach seconded.
Upon call of the roll, the vote resulted in the following:

Mrs. Moore – yes
Mr. Haibach- yes
Mrs. Vantrease – yes
Dr. Morris – yes

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

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

Mrs. Moore – yes

Mr. Haibach- yes

Mrs. Vantrease – yes

Dr. Morris – yes