

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
THURSDAY, December 16th, 2021**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, December 16th, 2021, at 7:00 p.m.

Mr. Froehlich called the meeting to order.

Everyone in attendance 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
Mrs. Moore – absent
Dr. Morris – present

Mr. Froehlich swore in all those present wishing to provide testimony at the meeting.

Mr. Froehlich noted that there are two cases on the agenda tonight is BZA14-2021.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA14-2021. 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 76' 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 48' x 64' building, but the applicant inadvertently requested the incorrect size in the previous submission.***

Mr. Froehlich asked if anyone was in attendance to speak on behalf of the applicant.

Mr. Heaney, 2181 Ferry Road, being duly sworn stated that he is the applicant and nothing has changed expect for a slight modification to the size of the building.

Mr. Froehlich asked if anyone wished to speak in opposition of the applicant. Hearing none, Mr. Froehlich asked if anyone wished to speak neutrally on the application. Hearing none,

Mr. Froehlich 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:

Mr. Froehlich – yes

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

Mr. Froehlich stated that it seems reasonable to approve this since it was just a planning mistake on the applicant's end. They approved the plans last time and this time has no more impact than last time.

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

Mr. Froehlich – yes
 Mrs. Vantrease – yes
 Dr. Morris – yes
 Mr. Haibach – yes

Mr. Froehlich stated that the second case is BZA15-2021, and asked Mrs. Tilford to give the staff report.

Mrs. Tilford provided the Staff Report for BZA15-2021. Applicant, Adams Home Construction Services, LLC, is requesting a variance to reduce the required rear yard setback in a Planned Unit Development to allow for the construction of a screened porch at a rear yard setback of approximately 25' (30' required). The subject property is 1757 Ardennes Oak Drive, parcel L32000100120039600, owned by Stephen and Suzanne Cournoyer, and located in the PUD-R (Residential Planned Unit Development) District.

Christopher Adams, 1964 Colonel Glenn Hwy, being duly sworn stated that he is the contractor and explained the limitation with respect to the setback.

Mr. Froehlich asked if anyone wished to speak in opposition of the applicant. Hearing none, Mr. Froehlich asked if anyone wished to speak neutrally on the applicant. Hearing none,

Mr. Froehlich 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:

Mr. Froehlich – yes
 Mrs. Vantrease – yes
 Mr. Haibach – yes
 Dr. Morris – yes

Mr. Froehlich stated that it is not an intrusive project and no one from the community seems to have a problem since no one came to speak against it.

Mr. Froehlich made a motion to approve the variance as requested. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich – yes
Mrs. Vantrease – yes
Dr. Morris – yes
Mr. Haibach – yes

Mr. Haibach made a motion to approve the minutes form November 18th, 2021. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Froehlich – yes
Mrs. Vantrease – yes
Dr. Morris – yes
Mr. Haibach – yes

Mr. Froehlich 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
Mrs. Vantrease – yes
Dr. Morris – yes
Mr. Haibach – yes