

BOARD OF ZONING APPEALS MEETING

Thursday, November 17, 2022 – 7:00 p.m.
2090 Ferry Road, Bellbrook, Ohio 45305

AGENDA

- I. **Call to Order & Pledge of Allegiance**
- II. **Roll Call**
- III. **Explanation of Proceedings**
 - a. Swearing in of participants
- IV. **BZA Case 14-2022:** Applicant, Gregg Baker, is requesting an area/dimensional variance from Section 4.14 D. 3. b. of the Sugarcreek Township Zoning Resolution to allow for the enclosure of the 12' x 50' lean to on the east side of the existing barn. The subject property is 603 Carpenter Road, parcel L32000100140000400, owned by Gregg Baker and Betsy McCord, located in the A-1 (Agricultural) District and containing 5.438 acres.
- V. **BZA Case 15-2022:** Applicant, Islamic Society of Greater Dayton, is requesting a Conditional Use approval under Article 3.07 E. of the Sugarcreek Township Zoning Resolution to allow for the establishment of a cemetery and the construction of a 20' x 24' preparation room. The subject parcels are 730 South Alpha Bellbrook Road, parcel L32000200150013600, owned by North American Islamic Trust I, containing 15.116 acres, located in the E (Estate Residential) District and 692 South Alpha Bellbrook Road, parcel L32000200150013500, owned by Alpha Dayton LLC, containing 1.62 acres, located in the E (Estate Residential) District.
- VI. **BZA16-2022:** Applicant, Christine McMillian/Third Sun Kokosing, is requesting a variance from Article 4, Subsections 4.14 C. 6. and 4.14 E. 9. b. of the Sugarcreek Township Zoning Resolution to allow for the construction of a ground mounted solar array in the front yard adjacent to Washington Mill Road. The subject property is 2422 Washington Mill Road, parcel L32000200270001300, owned by Douglas D. Day, containing 5.216 acres, and located in the A-1 (Agricultural) District.
- VII. **Approval of Minutes: October 27, 2022**
- VIII. **New Business**
- IX. **Old Business**
- X. **Adjourn**

The next BZA meeting is scheduled for December 15, 2022 at 7:00 p.m.

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