

**SUGARCREEK TOWNSHIP
BOARD OF ZONING APPEALS
Thursday, May 25th, 2023**

This regular meeting of the Sugarcreek Township Board of Zoning Appeals was held on Thursday, May 25th, 2023, at 7:00 p.m.

Mrs. Moore called the meeting to order.

Everyone in attendance stood for the pled of Allegiance.

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

Mrs. Vantrease - Present
Dr. Morris - Present
Mrs. Moore - Present
Mrs. Haibach - Present
Mr. Froehlich - Present

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

Mrs. Moore noted there are two cases on the agenda tonight, with BZA07-2023 being the first.

Mrs. Tilford provided the Staff Report for BZA07-2023. Applicant, Douglas David Hodson, is requesting an Area/Dimensional Variance from Section 4.14 C. 6 Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of a detached garage in the front yard of the subject property. The subject property is 1282 Carpenter Road, owned by Douglas David Hodson, further identifiable by parcel number L32000200150009600, containing 5.3940 acres and located in the E (Estate Residential) District.

Mrs. Moore asked for the applicant to come forward.

Doug Hodson, being duly sworn, came forward noting that his request deals with the orientation of the home on the lot and the township's definition of front and rear yard.

Angela Hodson, being duly sworn, discussed the existing woods and the topography that characterizes their lot.

Mrs. Moore asked if anyone in attendance wished to provide comments on behalf of the application. There being none, Mrs. Moore asked if anyone would like to speak in opposition to this application. Hearing none, Mrs. Moore asked if anyone wished to speak naturally on the application. No one came forward to comment.

Mrs. Moore asked if the Hodson's spoke with the neighbors about the garage construction and if they heard any objections.

Mr. Hodson stated he spoke with the neighbors, and no one had any objections.

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 following the following:

Mr. Moore - Yes

Mrs. Vantrease - Yes

Dr. Morris - Yes

Mr. Haibach - Yes

Mr. Froehlich -Yes

Mrs. Moore made a motion to approve the variance as requested by the applicant noting the practical difficulties created by requiring placement in the rear yard, as well as topography. Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Moore - Yes

Mrs. Vantrease - Yes

Dr. Morris - Yes

Mr. Haibach - Yes

Mr. Froehlich -Yes

Mrs. Moore noted that the next case on the agenda tonight is BZA08-2023.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZA08-2023. Applicant, Richard Hill, is requesting an Area/Dimensional Variance from Section 4.14 E. 9. b. of the Sugarcreek Township Zoning Resolution to allow for the construction of a ground mounted solar array in the side yard of the subject property. The subject property is 970 Mead Road, owned by Richard and Katrina Hill, further identifiable by parcel number L32000200300006900, containing 1.4 acres and located in the R-1A (Suburban Residential-Low) District.

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

Richard Hill, 970 Mead Rd., being duly sworn came forward.

Mrs. Moore confirmed the location of where Mr. Hill wanted to put the solar panels.

Mr. Hill stated the trees on the property, as well as the slope, would help screen the panels.

Mrs. Moore asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, Mrs. Moore asked if anyone wished to speak neutrally on the application. Hearing none, Mr. Moore made a motion to close the public portion of the hearing, Mrs. Vantrease seconded. Upon call of the roll, the vote resulted in the following:

Mr. Moore - Yes
Mrs. Vantrease - Yes
Dr. Morris - Yes
Mr. Schatzberg- Yes
Mr. Froehlich -Yes

Mrs. Moore made a motion to approve the variance as requested by the applicant noting the difficulty in placing the system in the rear yard both from a practical standpoint, as well as from a system efficiency standpoint. Upon call of the roll, the vote resulted in the following:

Mr. Moore - Yes
Mrs. Vantrease - Yes
Dr. Morris - Yes
Mr. Schatzberg - Yes
Mr. Froehlich -Yes

Mrs. Moore made a motion to adjourn, which was seconded by Mrs. Vantrease. All were in favor.