

## THE MADISON COUNTY BOARD OF ZONING APPEALS MINUTES

**Members of the Madison County Board of Zoning Appeals** held their regular monthly meeting, **Monday evening April 1, 2024 at 7:30 pm** in the Conference Room of the Madison County Engineer's Building at 825 U.S. Rt. 42 London, Ohio

**Members present:** James Stewart, Chairman, Charles Hann, Brad Reardon, Jesse Bobo, Board Members, David Kell, Economic Development and Planning Director, Ronda Maynard, County Clerk

**Others Present:** Brian Tornes (24-06), Lauren Kemper(24-06), Michael Wessa (24-06), Andrea Blue (24-07), Jillian Stewart (24-07), Sherry Stewart (24-07), and Bryan Stewart (24-07)

**Jesse Bobo** made a motion to dispense with the reading of the **March 26, 2024** minutes and approve as presented. **Brad Reardon seconded** the motion. **Motion carried: with All Votes being "YES"**

**David Kell** swore in the audience members to speak before the Board concerning the cases. There was no objecting to the swearing in of the audience. The audience concurs.

**24-06 Lauren Kemper 330 Rush Alley Suite 700 Columbus, Ohio 43215 Michael Wessa 3600 Enterprise Ave. Columbus Ohio 43228-1047** Request permission for a A-1 conditional use (outside storage) permit for placement of a gravel lot for storage of an existing fleet of vehicles. Located at 4200 US 40. Zoned A-1 and C-2. **Deercreek Township Parcel-290 & 289 VMS-6644 Tax Pin #05-00270.000 and 05-00270.001**

**Michael Wessa** was present to represent the application. **David Kell** presented the details of the case. Adequate greenspace has been accounted for in the design. Gravel is to cover the both parcels.

**Jesse Bobo** inquired about fencing and if it would be visible to the road. **Michael Wessa** stated no fencing and yes, it will be visible to the road. **Jim Stewart** asked what the company's business was and approximately how many trucks and trailers will be stored. **Michael Wessa** responded his business is logistic/shipping. Trucks will come and go all day and about 25 to 35 will be onsite overnight. **Charles Hann** questioned any offices or staff on the property, and will they be requesting to build an office later? **Michael Wessa** said No staff, it will be just drop and hook facility. Yes, they will want a building later.

**Brad Reardon** made a motion to approve the application, **Charles Hann** seconded the motion. **Jesse Bobo** made a motion to amend the motion on the table to include only The Panther Company trucks be allowed on the lot. **Charles Hann** seconded the amendment. The amendment carried with All Votes being "YES" The motion carried with All Votes being "YES"

**Jim Stewart** recused himself from the next discussion to represent it. **Chuck Hann** is the active chairman.

**24-07 James Stewart 1570 Rosedale Road, Irwin, Ohio 43029, C/O Stewart Farms, Inc, 1570 Rosedale Road, Irwin, Ohio 43029** Request permission for A-1 conditional use permit to split out one new agricultural housing site of 1.75 acres from the mother parcel of 75.96 acres to be known as first conditional use permit. Located at

1570 Rosedale Road, Irwin, Ohio 43029. Zoned A-1 **Pike Township, Parcel 273, VMS 12131, Tax Pin #15-00147.000**

**Bryan Stewart** was present to represent the application. **David Kell** presented the details of the case. Drainage can be obtained across the road. Madison County Health Department approved the soil testing and allow placement of septic system. Subdivision Review Board Development standards can be met. No Calls or letters into the Zoning office with this notification. **Byron Stewart** states he has acquired necessary drainage easements. **Jesse Bobo made a motion to approve the application, Brad Reardon seconded the motion. The motion carried with All Votes being "YES"**

**Charles Hann made a motion to adjourn the meeting. Jesse Bobo seconded the motion, Motion carried with all votes being "YES".**

\_\_\_\_\_ **Chairman** \_\_\_\_\_ **Secretary**