

THE MADISON COUNTY BOARD OF ZONING APPEALS MINUTES

Members of the Madison County Board of Zoning Appeals held their regular monthly meeting, Monday evening November 6, 2023 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, David Peart, Jesse Bobo, Board Members, Dave Hughes, Zoning Administrator, Ronda Maynard, Zoning

Others Present: Julie Walker and Harold Walker (23-20), Richard Forrest (23-22), Phil Eades (23-23) Sherry Stewart, Jim Zury, and Jamie Zury (23-24), Dan Stephens, Carolyn Stephens, Nanette Payne, Pam Doza, Doug Doza, Rick Kamm, Andrea Kingle, Randy Headings, Twila Headings, Crystal Clevenger, Charlotte Bertram, Sandy Maxwell, Kasey Neer, Brian Holmes, Wendy Holmes, Taylor Humberstone, Nathan Bidwell, Paula Berry, Jill Perkey, Mindy White, Roger Headings, Shannon Koepke, Richard Laing (23-25)

David Peart made a motion to dispense with the reading of the October 2, 2023 minutes and approve as presented. Jesse Bobo seconded the motion. Motion carried: with All Votes being "YES"

David Hughes 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.

23-20 Julia Walker 1600 Olmstead Road, West Jefferson, Ohio 43162. C/O Ralph Parsons Farm Partnership, Ralph L. Parsons, Jr. 181 Lafayette Street, London, Ohio 43140 Request permission for A-1 conditional use permit to split out one new agricultural housing site of 2 acres from the mother parcel of 82.0 acres to be known as first conditional use permit. Located at Olmstead Road, West Jefferson, Ohio 43162. Zoned A-1. Jefferson Township, Parcel 594, VMS 6299, 12022, Tax Pin #08-00704.000

Julie Walker was present to represent the application. Dave Hughes presented the details of the case. Drainage can be obtained by the onsite drainage ditch. 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. Brad Reardon made a motion to approve the application, Charles Hann seconded the motion. The motion carried with All Votes being "YES"

23-22 Richard Forrest 6890 King Pike Rd West Jefferson, Ohio 43162. Request permission for two separate variances pertaining to the property line setback, one from the rear 15' to 5' (total of 10' variance) and the other being on the right side 30' to 10' (total of 20' variance) to construct a 50'x 60' pole barn. Property located 6890 King Pike, West Jefferson, Ohio 43162. Zoned R-1, Jefferson Township, Parcel 1460, VMS 2985, Tax Pin # 08-00104.000 Richard Forrest was present to represent the application. Dave Hughes presented the details of the case. No calls or letters into the Zoning office with this notification. Jesse Bobo made a motion to approve the application, David Peart seconded the motion. The motion carried with All Votes being "YES"

23-23 Satch Daivson 5405 Old Xenia Rd South Charleston, Ohio 45368 was not present for the meeting. To represent the case so there for no action taken. Rescheduled for next month's meeting. December 6, 2023.

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

23-24 James Stewart 1570 Rosedale Road, Irwin, Ohio 43029, C/O James K. Stewart and Cheryl R. Stewart Trustees or Successor Trustees of the James K. Stewart and Cheryl R. Stewart Trust 1570 Rosedale Road, Irwin, Ohio 43029 Request permission for A-1 conditional use permit to split out one new agricultural housing site of 2 acres from the mother parcel of 158.0 acres to be known as first conditional use permit. Located at 1570 Rosedale Road, Irwin, Ohio 43029. Zoned A-1 Pike Township, Parcel 175, VMS 12131, Tax Pin #15-00150.001

James Stewart was present to represent the application. Dave Hughes 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. James Stewart states the 10inch tile runs through the housing lot for drainage. Jesse Bobo made a motion to approve the application, Brad Reardon seconded the motion. The motion carried with All Votes being "YES"

23-25 Nanette I. Payne 420 Darbyton Drive, Plain City, Ohio 43064 C/O Let Love Farm, Inc., PO Box 122, West Jefferson, Ohio 43162 Request permission for A-1 conditional use permit to operate a visitor center to provide barnyard visits (observing and engaging with them), care team visits (upkeep of the facilities, land, and animals), and providing places to sit to experience the peace and beauty of the land. Located at 5360 Plain City Georgesville, Plain City, Ohio 43064 Zoned A-1 Canaan Township, Parcel 31068 & 64, VMS 2681, Tax Pin # 01-

00040.000 (20.1419 A) & 01-00040.001 (5.317A) Nanette Payne was present to the represent the case. Dave Hughes presented the details of the case. See attached Conditional Use history

CONDITIONAL USE

1) Individual Visits: (by appointment only)	3-7 per visit	1-3 cars in/out per visit	
20/month			
3 year average of visits:	44 visits or 3.66 per month avg.	95 people or 2.15 people per visit	
2020:	20 visits or 1.66 per month avg.	115 people or 2.61 people per visit	
2021:	25 visits or 2 visits per month avg.	81 people or 3.24 people per visit	
2022:			
(in this time period we had 3 youth groups/ 1 4 H group come to do aid in work)			
Last 8 months	4 visits/month	2.56 people per month	1-3 cars in/out per visit
2) 12 activities/events per year:			
* Butterfly Release (August)	25-30 people	12-15 cars in/out	event
* Wilder's Retreat (July)	20-25 people	15-20 cars in/out	event
* Christmas at the farm (Dec)	15-20 people	10-15 cars in/out	event
* Umirown (possibly things like horse therapy)			
(possibly things like trail walk/lunch on dock)	3-7 people	1-5 cars in/out	activity
3) Bible Study (7 weeks each fall/spring)	7-12 people per session		
5-10 cars per session in/out			
7pm which is after rush hour traffic			

PAVING/TRAFFIC

We posted 3 signs for entering/exiting our farm
 We block off the most southern driveway with cones
 We have someone assisting cars in/out and where to park on premises
 All events/activities are time specific with a start and end time
 All events/activities are usually weekends or during non-rush hour times

David Hughes says there will be signage into the property for traffic. They would like for everyone to use the drive at the top of the hill. Nanette Payne presents the details of the facilities and actives.

Jim Stewart proposed that is could also be classified as Agritourism.

Jesse Bobo ask if they plan on growth? Nanette Payne, we have no plans on getting any bigger. Douglass Doza spoke for Darby Lake Trustee stated they has no problem with the case.

Wendy Holmes presented concerns regarding the busy-ness of Plain City Georgesville Road and the terrain of the road. Traffic is encumbered in this area by a Mobile Home Community to the south and a Housing Development to the north. Paula Berry presented concerns with the traffic. She doesn't feel the Let Love Farm has caused the accidents on the roadway. James Stewart states maybe someone should speak with the Madison County engineer Brian Dhume.

Jesse Bobo suggestion they check with Madison County Engineer, Brian Dhume, regarding traffic concerns.

David Peart made motion to approve the Visiting Center/Agritourism application, Charles Hann seconded the motion. Question was called by Jim Stewart: Will there be any restriction?

Jesse Bobo asked the Board to discuss restricting vehicles or number of people. It was decided to be maximum 50 people/30 cars.

Charles Hann made a motion for the amendment to include the restriction of 50 people/30 cars. David Peart seconded the amendment. The Amendment carried with All Votes being "YES"

Vote on Motion followed and was carried with All Votes being "Yes". Jim Stewart strongly suggested they contact Brian Dhume as the Madison County Engineer's office to discuss the traffic situation concern.

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

Jim Stewart Chairman Douglass Doza Secretary