

**Members of the Madison County Board of Zoning Appeals** held their regular monthly meeting, **Monday evening August 7, 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: Dave Hughes Zoning Administrator, Sherry Gallagher Zoning: Ronda Maynard Zoning**

**Other Present: Cody Bush (23-11), Chesley Bush (23-11), Phoebe Frazier (23-11), Curtis Frazier (23-11), Laura Frazier (23-11) Joe Frazier (23-11) Cindy Jones (23-12) Richard Morgan (23-11) Becky Bush (23-11)**

**David Peart** made a motion to dispense with the reading of the **May 1, 2023** minutes and approve as presented. **Brad Reardon** 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.

**23-11 Cody Bush 8699 State Route 323 Mt. Sterling, Ohio 43143.** Request permission for a conditional use permit for a home occupation to operate a private tours/event for agritourism educational farm tours and camps, educational farm animal parties and events. Property located at 8699 State Route 323 Mt. Sterling, Ohio 43143. Zoned A-1 **Pleasant Township (parcel-461 VMS-8037 Tax Pin # 17-00343.007. Cody Bush, Chesley Bush,** were all present to represent the application. **Dave Hughes** presented the details of the case. One phone call and an email from neighbor was presented to our office. One email from **Township Trustee Brian Hampton** had no problem with the application. was concerned about the hours of operation and traffic. Copy of emails was presented to the Board members. **Cody Bush** states the hours of operation will be 10am to 8pm, for big events we will be hiring a Sherriff for traffic control. We try to be respectful towards our neighbors will noise control. **James Stewart** asks if they state licenses? **Cody Bush** yes, we are thru the state. We also take our animals to special needs school and nursing homes. **Richard Morgan** spoke said he has no problem with the application. The only concern was how big the farm is going to be. **Cody Bush** no plans of getting any bigger. **Chuck Hamm** ask about the Zebra, are there permits for keeping the zebra. **Chesley Bush** no permits are required for the zebra. Many family members spoke of the Bush's and the farm and how well they take care of the animals. **James Stewart** asks about how many people at one time are at the events? **Cody Bush** normally 10 to 15 for a farm birthday party. We will not have our big events at this location. **Chuck Hann** ask about 1 or 2 days a month of open for anyone coming out, and what about parking? **Cody Bush** we can limit the amount of people coming in, we can park about 30 cars on the property.

**David Peart** made a motion to approve the application, **Chuck Hann** seconded the motion. **The motion carried with All Votes being "YES"**

**2. 23-12 Cindy Jones 4870 Plain City Georgesville Rd. Plain City, Ohio 43064.** Request permission for a left side property line building setback variance from 30' to 10' (20' variance) to construct a 14x26 (364') storage building on 4870 Plain City Georgesville Rd Plain City, Ohio 43064. Zoned A-1. **Canaan Township Parcel-345 VMS-2681 Tax Pin# 01-00321.000. Cindy Jones** was present to represent the application. **Dave Hughes** presented the details of the case. No calls or letters into our Zoning office.

**Chuck Hann** made a motion to approve the application, **David Peart** seconded the motion. **The motion carried with All Votes being "YES"**

**Chuck Hann** made a motion to adjourn the meeting. **Brad Reardon** seconded the motion, **Motion carried with all votes being "YES"**.

\_\_\_\_\_Chairman

\_\_\_\_\_Secretary