

Members of the Madison County Board of Zoning Appeals held their regular monthly meeting, **Monday** evening **September 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: Brad Reardon: Jesse Bobo: David Peart: Dave Hughes Zoning Administrator, Sherry Gallagher Zoning, and Ronda Maynard Zoning.

Other Present: Jennifer Knight (23-15), C.J. Leppert (23-15), Richard Lawless (23-14), Allan Humphries (23-13), Mark Troyer (23-13), Sandy Lawless (23-14), Bryan Roby (23-13), and Leonard Hiser (23-16)

Chairman Jim Stewart called the meeting to order.

David Peart made a motion to dispense with the reading of the **August 7, 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.

1. 23-13 Bryan Roby 8026 Industrial Parkway Plain City, Ohio 43064. C/O Country Closet Thrift Shop 9800 US 42 Plain City, Ohio 43064. Request permission for a right-side property setback variance from 50' to 15' (total of 35' variance) to construct a building. Located at 9800 US 42 Plain City, Ohio 43064. Zoned C-2 **Darby Township Parcel-790 VMS-7432-7756 Tax Pin #02-00120.003.** **Bryan Roby** 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"**

2. 23-14 Richard Lawless 9175 W. Broad St Galloway, Ohio 43119. Request permission for conditional use permit for one agricultural housing site on 49 acres located on W. Broad St to be known as the last conditional use permit. Zoned A-1 **Jefferson Township Parcel- 132 VMS- 2677 Tax Pin #08-01169.000.** **Richard Lawless and Sandy Lawless** were present to represent the application. **Dave Hughes** presented the details of the case. Subdivision Review Board Development standards can be met. Soil test have been done. Drainage obtained meets Regulations. No Calls or letters into the Zoning office with this notification. **David Peart made a motion to approve the application, Jesse Bobo seconded the motion. The motion carried with All Votes being "YES"**

3. 23-15 Jennifer Knight 8941 Gerich Lilly Rd. West Jefferson, Ohio 43162. Request permission for left side property setback variance from 30' to 10' (total 20' variance) in order to eliminate an encroachment on adjacent property by a garage. Property located at 8941 Gerich Lilly Rd West Jefferson, Ohio 43162 Zoned R-1 **Fairfield Township (parcel-1135 VMS-6570 Tax Pin #07-00235.002.** **Jennifer Knight and C.J. Leppert** were present to represent the application. **Dave Hughes** presented the details of the case. No Calls or letters into the Zoning office with this notification. **Brad Reardon made a motion to approve the application, David Peart seconded the motion. The motion carried with All Votes being "YES"**

4. 23-16 Flax Miller Law Firm LLC 117 W. High St Suite 105 London, Ohio 43140 C/O Leonard Hiser 120 Watson Rd. London, Ohio 43140 Request permission for a A-1 Conditional use permit for the second and last agricultural housing site on 7.503 acres located at 120 Watson Rd. London, Ohio 43140 Zoned A-1 **Range Township (parcel-395 VMS-6330 Tax Pin # 21-00178.000.)** **Leonard Hiser** was present to represent application. **Dave Hughes** presented the details of the case. Subdivision Review Board Development standards can be met. Soil test have been done. Drainage can be obtained to the rear of the property with easements to meets Regulations. No Calls or letters from surrounding property owners, a Range Township Trustee called in to state they had no issues with the request. **Brad Reardon made a motion to approve the application, David Peart seconded the motion. The motion carried with All Votes being "YES"**

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

Chairman

David J. Hughes

Secretary