

Members of the Madison County Board of Zoning Appeals held their regular monthly meeting, **Monday evening April 3, 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: Jesse Bobo: David Peart: Dave Hughes
Zoning Administrator, Sherry Gallagher Zoning.

Other Present: Mary Gilkerson (23-03) Jeff Pfeil Jefferson Township Trustee (23-04) Jeremy Arnold (23-04) Don Arnold (23-04) Enoch Eichorn (23-05) Derrick Yoder (23-06) Leslie and Philip Dingess (23-07) Kate Rogers (Pleasant)

Chairman Jim Stewart called the meeting to order.

Chuck Hann made a motion to dispense with the reading of the **March 6, 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. 23-03 Mary Gilkerson 2950 Springvalley Rd. London, Ohio 43140. Request permission for a conditional use permit to operate a Spiritual retreat business from the property located at 3078 Springvalley Rd. Zoned A-1. **Union Township Parcel-411 VMS-8274 Tax Pin #29-00593.000.** Mary Gilkerson was present to represent the application.

Dave Hughes presented the details of the case. Mary Gilkerson states the hours of business would be 6pm Friday to Sunday 12pm. Dave Hughes No calls or phone calls into the Zoning office. Jesse Bobo ask who would be controlling the loud parties. Mary Gilkerson said she would have lease agreements that have to be signed before renting the house out. Limit of 9 people at one time she would be the overseer. Jesse Bobo ask is this like a bed and breakfast? Mary Gilkerson says yes without the breakfast, more like an Airbnb.

4/3/23
Mt. Zoning Board
Mary Gilkerson is preparing
to apply for a Spiritual retreat, 3078 Springvalley Rd, London, OH 43140.
Francis Cohen - Mrs. of operation
weekly rental weekends 6:00pm to
Sun. Noon
Sat. Noon to Sun. Noon
open year around
No employees - self administration
614-955-8414
714-506-1592

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

2. 23-04 Karen Tipple 74 S. Chester St. West Jefferson, Ohio 43162. Estate of Marjorie Thomas 2415 West Jefferson-Kiousville Rd. West Jefferson, Ohio 43162. Request permission for A-1 conditional use permit to split out one new agricultural housing site of 2 acres from the mother parcel of 123.34 acres to be known as first conditional use permit. Located at 2415 West Jefferson-Kiousville Rd. Zoned A-1 **Jefferson Township (Parcel-813 VMS-6306 Tax Pin #08-01011.000.** Jeremy Arnold and Don Arnold were present to represent the application. Dave Hughes presented the details of the case. Tile and drainage can be obtained to the rear of the property. Easements can be obtained through the family to the outlet No Calls or letters into the Zoning office with this notification. Subdivision Review Board Development standards can be met. Jeff Pfeil Jefferson Township Trustee states the trustees have no problem with the case. David Peart made a motion to approve the application, Jesse Bobo seconded the motion. The motion carried with All Votes being "YES"

3. 23-05 Enoch Eichorn 6430 Woods and West Ave London, Ohio 43140. Request permission for a conditional use permit to split out one new housing site of approx... 3.00 acres from the mother parcel of 170.2663 acres to be known as the first conditional use permit Located on Woods and West Ave. Zoned A-1 **Monroe Township (parcel-320 VMS-2883 Tax Pin #11-00386.011.** Enoch Eichorn was present to represent the application. Dave Hughes presented the details of the case. Drainage can be obtained. Subdivision Review Board Development standards can be met. 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"

4. 23-06 Croplands LLC C/O Derrick Yoder 8315 Rosedale Milford Center Rd. Mechanicsburg, Ohio 43044

Request permission for A-1 conditional use permit to split out two new agricultural housing sites of approx.. 2.7 acres each from the mother parcel of 30.20 acres. To be known as the first, second and last conditional use permits. Located on Finley Guy Rd. Zoned A-1 **Monroe Township (parcel- 147 VMs-2884 Tax Pin # 11-00177.000.**

Derrick Yoder was present to represent the application. **Dave Hughes** presented the details of the case. Drainage can be obtained the free flowing ditch through the back of the property. Subdivision Review Board Development standards can be met. Soil test have been done. No Calls or letters into the Zoning office with this notification. **Jesse Bobo made a motion to approve the application, Brad Reardon seconded the motion. The motion carried with All Votes being "YES"**

5. 23-07 Philip and Leslie Dingess 10225 State Route 665 London, Ohio 43140 Request permission for a home occupation conditional use permit to rent out the pool and facilities on the property located at 10225 State Route 665 London, Ohio 43140. Zoned A-1 **Fairfield Township Parcel-823 & 149 VMS-8423 Tax Pin #07-00167.001 & 07-00167.002.** **Philip and Leslie Dingess** were present to represent the application. **Dave Hughes** presented the details of the case. **Philip and Leslie Dingess** put in a new driveway to keep from any traffic going to the neighbors.

10225 St Rt 665 Business Overview:

Pool rental through app and company Swimply.

Swimply provides the platform for potential guests to view and request time at local private swimming pools for rent. They provide insurance coverage with each booked rental.

As the pool owners, we set the availability and rules for our pool. Each guest will book a request for rental to which we will accept or decline. We have the ability to communicate with guests that send a request to make sure they are conforming to our maximum numbers and are agreeing to our rules. We look for small groups that are looking to enjoy some private pool time and will vet for any potential parties that may not conform to our request for enjoyable but quiet use of our pool. We will not discriminate based on race, religion or sexual orientation.

We open our pool based on weather, but shooting for the end of May and possible rentals through early September. We will only accept reservations from 10am through 9pm. We block off many days for personal use and our vacations but can potentially be open 7 days a week. We are home during most of the reservations. We are only occasionally away doing an errand or out after we have welcomed guests to pool, gone over rules and expectations, get waivers signed and such. We have installed cameras to curtail any unwanted activity whether we are home or gone. All guests are notified of cameras. No one can just randomly come to the pool without a reservation. Guests are not given our address until we confirm the reservation.

We do not allow loud music or DJ's, we have limited our guest count to 15, we have adequate parking, our own drive and entrance and an indoor restroom. We maintain a clean and safe environment. We have never had any complaints on noise and our only fairly close neighbor is approximately 200 yards from our pool to their house. No guests go beyond our property. This use would be no different from family and friends using our pool. We are situated on almost 4 acres of land and enjoy sharing our space and hosting small groups. It has been truly a blessing to be able to provide families, small businesses, small groups of friends, families with adult special needs children, and many others a private place to enjoy some recreation and time together.

The rental is handled by a third party called Swimply. They do all the reservation and insurance. The closing hours are at 9pm, with no more than 15 people at one time. **James Stewart** ask about life guard. **Leslie Dingess** states the renters sign a waiver that they are aware that there is **not** a life guard. **Jesse Bobo** ask about control of alcohol who oversees **Leslie Dingess** they will be controlling the rules. Alcohol will not be supplied, but they are able to bring it in themselves. **Dave Hughes** No Calls or letters into the Zoning office with this notification. We did have a neighbor who did complained so or office acted on the complaint and send out the home occupation application to the home owner.

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

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

Chairman

Secretary