

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF ZONING APPEALS (BZA)

11420 Millersport Rd., Millersport, OH 43067

HEARING #23-56 MEETING MINUTES

May 11, 2023 – 7:00 PM

Board of Zoning Appeals members present/absent:

Members present - Alex Fant, Mark Helms, Ken Rienschild, Ron Sharpe, Martha Snavelly, Rick Singer Rick Singer, Alternate

Zoning Inspector: Mike Berry - present

List of members of the public present, from sign-in sheet:

1. Steve Schilling – 4435 North Bank Road Millersport OH
2. Jason Norris – 3320 North Bank Road Millersport OH

The hearing was called to order at 7:00 PM by Board of Zoning Appeals Chair Fant and the Pledge of Allegiance to the Flag was recited.

Advertised Purpose of Hearing:

The purpose of the Hearing was for the Variance Application #23-56 requested by Steve Schilling, 4435 North Bank Road Millersport OH 43046. The requesting variance 15 ft from lot line of Jason Norris' property and ODNR's canal property to roof of caboose. The 38 ft caboose will sit 25 ft or more from the existing line.

The chair administered the oath to all members addressing the board.

Information provided to the Board of Zoning Appeals prior to the proceedings:

Exhibit #23-56 - A (4 pgs.): Variance Application

Exhibit # 23-56 - B (1 pgs.): Auditor Site Survey

Exhibit #23-56 - C (1 pgs.): Hand Drawing

Exhibit #23-56 - D (2 pgs.): Pictures Location Caboose

Exhibit #23-56 – E (1 pgs.): Notice to Property Owners letter dated May 1, 2023

Exhibit #23-56 – F (1 pgs.): List of Property Owners (Contiguous)

Opening Summary Comments: Mr. Schilling stated a few months ago he came across the opportunity to purchase this caboose. It is completely restored and he has the full history connected to it. The original owner's son has a residence at Buckeye Lake and wanted to keep it close. It will be installed at the Hereinafter Cocktail Tavern on North Bank Road. Mike Berry stated that typical setbacks are 25 ft and Mr. Schilling is requesting a 15 ft setback. Jason Norris stated he has a residence adjacent to the property and he has no opposition to the caboose.

To approve or disapprove the applicant's submission:

Motion made by Mark Helms to approve the Variance #23-56 seconded by Martha Snavelly.

Roll Call Vote:

Helms – Yes, Fant – Yes, Sharpe – Yes, - Snavelly – Yes, - Rick Singer, Alternate –Yes,

Adjournment: At 7:15 PM, Martha Snavelly made a motion to adjourn. Ron Sharpe seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Alex Fant – Chair

Martha Snavelly – Vice Chair