

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF ZONING APPEALS (BZA)  
11420 Millersport Rd., Millersport, OH 43067  
**HEARING #25-126 MEETING MINUTES**  
OCTOBER 9, 2025 – 7:00 PM

**Board of Zoning Appeals members present/absent:**

Members present - Alex Fant, Martha Snavelly, Mark Helms, Ken Rienshield, Keri Melfi,

**Zoning Inspector:** Mike Berry – present

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

1. Jessica Treisch, 3970 Bickel Church Rd. NE Millersport
2. Christopher Treisch, 3970 Bickel Church Rd. NE Millersport
3. Landon Gibson, 3520 Twp. Rd. 20, Glenford
4. Greg Gibson, 3520 Twp. Rd. 20 Glenford
5. Peyton Lunsford 3520 Twp. Rd. 20 Glenford
6. Shirley Perkins 12627 Park Place NE Millersport

**Advertised purpose of the hearing:**

**Chair administered the oath to all members addressing the Board of Zoning Appeals. Chair administered the oath to all members addressing the Board of Zoning Appeals. Swearing in of ALL members of the public that intend to speak by the Chair:** Chair stated. Any member of the public intending to speak or think they may want to speak during these proceedings shall rise to be sworn in. Please raise your right hand and repeat “*I state your name, agree to tell the truth the whole truth and nothing but the truth during these proceedings, so help me God*”.

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

**Exhibit # 25-126 - A (4 pgs.):** Zoning Application

**Exhibit #25-126– B – (1 pgs.)** Auditor’s Site Survey

**Exhibit #25-126– C – (1 pgs.)** Site Setback

**Exhibit #25-126 – D – (1 pgs.)** Site Plan

**Exhibit #25-126 – E – (1 pgs.)** Notice to Property owners

**Exhibit #25-126 – F – (1 pgs.)** List of Property owners (contiguous)

**Exhibit #25-125 – G – (2 pgs.)** Proposed house photos

**Discussion:** Chair Fant asked the applicant to explain the request for variance. Christopher Treisch addressed the Board. Mr. Treisch said that they purchased a corner lot on Bickel and Lake Rd. He stated there were several things that were not disclosed to them upon purchase, but they closed because they were already in contract. They have been in contact with all necessary parties to build. It appears that the house itself is about 87’ from the center of the road off of Lake Rd. He said the wrap-around porch is 10’ and it will be about 70’ off of Bickel Rd. There is also a creek running through the middle as well with a setback he has to address. He had to switch the 3-car garage to the side of the road to make it fit as good as he could. The address is now 3970 Bickel Rd. Mr. Treisch stated that the health department requires him to place the septic system at the north end of the lot. Chair Fant stated that the Board is not a fan of corner lots. Chair Fant asked where the septic would be placed, and Mr. Treisch replied the county said it needed to be placed at the North end of the lot.

Is the applicant asking for a variance dealing with?

- I. **Area Variance:** If the applicant is asking for a variance in the area requirements of the Code (size, setbacks, etc.), a variance should be granted if strict adherence results in practical difficulties with the use of the property. To determine if there is a practical difficulty, using the variance application and testimony from the applicant at hearing, review the following:
  - a. In granting an Area Variance, the Board shall determine that one or both of the following factors are met by the request:
    - i. The conditions upon which an application for a Variance is based are particular to the subject property with respect to the physical size, shape or other characteristics of

- the premises or adjoining premises, differentiating it from other premises in the same district; or “we have that here in that we have a creek that pushes you in and you have two front yards essentially combined with the requirements of a residential lot; we take a thin lot and add 100’ on each side really reduces the size of the lot, so we have the particular size and shape of the lot and that is what the variance is based upon.”
- ii. The Variance would result in an improvement of the property that is more appropriate and more beneficial to the community than would be the case without granting of the Variance. “it is a benefit to the community.”
- b. In granting an Area Variance, the Board shall also determine that all of the following factors are met by the request:
    - i. The essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment as a result of the Variance; “we have that.”
  - c.
    - i. The spirit and intent behind the subject zoning requirement would be observed and substantial justice done by granting the Variance; “when you have a two yard setback, if we were stick to the rules as written, they wouldn’t be able to use the land.”
    - ii. The Variance is not substantial and is the minimum necessary to afford relief to the applicant and achieve an appropriate and beneficial improvement of the property; and “it is not substantial, it is the minimum necessary to afford the benefit of the applicant.”
  - d. The Variance would not adversely affect the delivery of governmental services (e.g., water, sewer, garbage). “he has made provisions for these services”
  - e. In granting an Area Variance, the Board shall also consider the following factors:
    - i. Whether the property owner purchased the property with knowledge of the restriction; “doesn’t affect the decision.”
    - ii. Whether the property in question will yield a reasonable return or whether there be any beneficial use of the property without the Variance; and “this is where it becomes tough, because if the Board were strict with this, the variance could not be granted.”
    - iii. Whether the property owner’s predicament feasibly can be obviated through some method other than a Variance. “this would be different type of house.”

Chair Fant asked for a Motion to Approve Variance Application #25-126. Martha Snavelly made a motion to approve Ken Reinscheld seconded the motion.

**Roll call: Fant, - Yes, - Helms, - Yes, for reasons stated, - Snavelly for reasons spoken, - Yes, - Rienschield – Yes, for reasons stated, Melfi – Yes, for reasons stated.**

**Applicant’s proposed variance Application #25-126 with 5 yes votes.**

**Adjournment:** At 7:12 p.m. Chair Fant asked for a motion to adjourn, Martha Snavelly made a motion to adjourn, Ken Reinscheld seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

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Alex Fant – Chair

Martha Snavelly - Vice Chair