

Randolph Township  
Board of Zoning Appeals  
Monday, February 15, 2016  
7:00 pm

Present:

Trustees: None

BZA: Chuck Guthier, Kevin Steiner, Rich Knapp, Bob Moleor, Mark Wise, Jason Bonecutter, Josh Allen

Zoning Commission: None

ZI: Erin Myrla

Residents: Doug Rice, Don Ellet Jr., Christen Ellet, Don Ellet, Sr.

K. Steiner: Opened meeting at 7:00pm. All present recited Pledge of Allegiance. Asked E. Myrla to read the application.

E. Myrla: Application #011816 was submitted by Don Ellet, Jr. for 2228 New Milford Road. This is a variance request to Sec. 545.03 D. 2.

K. Steiner: Administered oath to all audience members wishing to speak. Asked for a brief description of what they would like to do.

D. Ellet, Jr.: Described the shape of his lot. Would like to split lot to give parents land to build on.

K. Steiner: Asked if it had been split yet.

D. Ellet, Jr.: Stated that it has not.

K. Steiner: Asked why the proposed lot is flag shaped.

D. Ellet, Jr.: The shape is designed to get new parcel to 2-3 acres.

R. Knapp: Asked about depth of property and if the field is leased.

D. Ellet, Jr.: It is leased out and that is where the depth of the proposed lot comes from.

B. Moledor: Asked why placement of proposed house is located where it is.

D. Ellet, Jr.: Described that he thought it would be best placement with his house and neighboring property.

R. Knapp: Asked if they would be okay to push the proposed property back.

D. Ellet, Jr.: Stated he would be okay with that.

K. Steiner: Asked how the property drains.

D. Ellet, Jr.: Described the lay of the land. Stated that the flow of water wouldn't be affected. The lowest point of the field is on the southern property line.

J. Allen: Asked if he had spoken with neighbors.

D. Ellet, Jr.: Stated he had not.

R. Knapp: Asked E. Myrla if she had gotten any calls regarding this.

E. Myrla: Stated that she received 2 or 3 phone calls and one office visit. Once details were explained, there were no concerns voiced.

M. Wise: Made motion to enter into private deliberation at 7:10pm

J. Bonecutter: Seconded motion

Guthier: Yes Moledor: Yes Bonecutter: Yes Wise: Yes Steiner: Yes

Board returned at 7:31pm

K. Steiner: Asked about rear of Davis property, what is there?

D. Ellet, Jr.: There is a really large tree next to the creek; along the fence line there are 2 or 3 more. He would like to leave as many trees as possible. Davis property has 6 foot high fence all along property.

M. Wise: Asked what type of fence.

D. Ellet, Jr.: Wood, stockade.

K. Steiner: Talked about conditions that would be placed upon granting the variance, first, would need to keep visual buffer from Davis property, second, the size and dimension of property would not get any smaller than what the drawing shows.

M. Wise: Motion to grant variance with following conditions: The dimensions cannot decrease from the drawing proposed and the current screening must be maintained.

J. Bonecutter: Second

Guthier: Yes Moledor: Yes Bonecutter: Yes Wise: Yes Steiner: Yes

K. Steiner: Adjourned meeting at 7:37pm

