

Board of Zoning Appeals Meeting Minutes

Greenfield Township, Fairfield County, Ohio

Monomoy CRE Conditional Use Hearing, January 3, 2024

Chairman Dave Bichard called the meeting to order at 6:43 PM

Roll Call Present: Josh Arter – Y, Elizabeth McNeese – Y, Jeff Williamsen – Y, Dave Bichard – Y

Josh Arter read the meeting notice:

The Greenfield Township, Fairfield County, Ohio, Zoning Board of Appeals gives notice that a Public Hearing will be held on January 3, at 6:30 p.m., at the Greenfield Twp. Fire Department, 3245 Havensport Rd, Carroll, Ohio 43112, on application for a conditional use for the following property.

Owner: Monomoy CRE

Property Address: 4400 Carroll Southern Rd

Carroll, Ohio 43112 Tax Parcel ID#: 0130004000

Current Classification: B1

1. Conditional use application and approval is required under our B1 code for “Facilities for storage of personal or corporate property offered on a rental basis”.
2. Requirement is as listed under B1 code section 340.4, “Conditional uses”, subitem 2.

Witnesses sworn in: Janice Weldon, Andy Wright (Monomoy) and Adam Bear (United Rentals). Also in attendance is Tom Erlenwein and Lonnie Kosch.

Zoning Inspector Tom Erlenwein stated the current property consists of storage containers, utility trailers, portable offices and construction equipment. The owners desire to split the property to add a public storage facility offered on a rental basis. The owners are applying for a conditional use certificate to improve a portion of the 54-acre tract. In order to proceed, the owners would need the Conditional Use approved.

Tom Erlenwein also explained that the existing use of the property would have required a conditional use but that the business was in existence prior to the adoption of our Zoning Code. Since the owner wants to split the property, the

Board of Zoning Appeals Meeting Minutes

Greenfield Township, Fairfield County, Ohio

request for a Conditional Use Certificate is needed to bring it into compliance prior to the split.

Andy Wright explained their plans for the property, how it was to be split and how the three properties would have access to Carroll Southern Road. This has no bearing on the decision to grant a Conditional Use.

There was a back-and-forth between the Zoning Appeals Board and Andy Wright on the future plans for the property.

Elizabeth McNeese stated, for clarity, that the application for Conditional Use will apply for all 3 properties after the split. The answer is yes, the Conditional Use stays with the land the way it is today – verified by Tom Erlenwein, Andy Wright and Holly Mattei (Fairfield County Regional Planning staff).

Janice Weldon asked about the existing tower on the property and if it was to code. Dave Bichard said that is not an item to be considered for the Conditional Use application. Discussion continued regarding the tower for general information.

Tom Erlenwein said that he had not checked to see if the existing property structure were within code and that he was unable to find any record of permits or applications for the current structures. Reiterating that that is not the purpose of this hearing.

Jeff Williamsen asked again, the Conditional Use is for the entire property and that there is no record of any existing Conditional Use. Tom Erlenwein said yes, it's for the entire property and no, there is no record of any existing Conditional Use certificate for the property.

Elizabeth McNeese asked how long the current business has been there. Lonnie Kosch answered about 21 years. Janice Weldon added that it was a small lake prior to that.

Jeff Williamsen made a motion to approve the Conditional Use and Josh Arter second.

Board of Zoning Appeals Meeting Minutes

Greenfield Township, Fairfield County, Ohio

Roll Call: Josh Arter – Y, Elizabeth McNeese – Y, Jeff Williamsen – Y, Dave Bichard – Y

Conditional Use approved for Parcel ID 0130013800

Jeff Williamsen made a motion to adjourn. Josh Arter second.

Roll Call: Josh Arter – Y, Elizabeth McNeese – Y, Jeff Williamsen – Y, Dave Bichard – Y

Meeting adjourned at 7:03 PM

Minutes submitted by: Jeff Williamsen

Approved: Roll Call: Josh Arter – Absent, Elizabeth McNeese – Y, Jeff Williamsen – Y, Dave Bichard – Y. January 10, 2024

(Hearing recording and evidentiary documents are available via a public records request.)

Board of Zoning Appeals Meeting Minutes
Greenfield Township, Fairfield County, Ohio
