

## **Greenfield Township Board of Zoning Appeals Hearing**

**May 26, 2021 at the Administrative Office**

Chairman Dave Brown of the Greenfield Township Board of Zoning Appeals called the hearing to order at 7:33 p.m. The following board members were present: Tim Anderson, David Bichard and Larry Joos.

Also, Kevin Yeamans, Steve Eversole, and Joshua Arter were in attendance. Dawn Wyne attended as scribe.

Brian Ruetsch, Nichole Ruetsch, Kevin Neff and Jason Binkley were sworn in by Chairman Dave Brown.

Chairman Dave Brown stated that they have before them a variance that was submitted by Brian and Nichole Ruetsch, 0 Carroll Southern Road, tax parcel id: 0140105280; currently classified as R1.

The proposed change for the variance is section 415.03 accessory structures limited to 2% of the lot area which would only allows a building of 1332.94 square feet. Proposal to build a 40x64 pole building.

Larry Joos inquired about the size of the lot. Nichole advised it is 1.53 acres.

Dave Brown asked if this location is near Lithopolis Road and asked what the building is out front. Nichole advised yes and the building out front is currently a barn. Our goal is to building a barn behind the existing barn, then turn the existing barn into our home (living space). Dave Brown then stated not the other way around and he was advised no.

Dave Brown asked how long the Ruetsch's owned the property and was advised not even 2 months; maybe close to 2 months.

Tim Anderson asked Kevin Neff and Jason Binkley if they were the builders and they stated no just neighbors.

Ruetsch were questioned where the new building was going to be built on the lot.

Would it be right in line with the other house? Ruetsch advised as far back on the property line that is permitted. They have had soil samples done and waiting to hear back from the Health Department.

Tim Anderson inquired if the building was just for storage and he was advised yes and it would contain electric and maybe a wash sink for when he works on their boats or vehicles with a concrete floor.

Tim Anderson asked if the current building had any septic and he was advised there is no well or septic only electric.

Ruetsch stated they are not planning on building the barn until they are aware that the septic and well are approved.

Tim Anderson asked one of the neighbors if they had a septic or a leach bed and was advised a leach bed. Tim stated to the Ruetsches that they probably will have to have a leach bed.

Tim Anderson made a motion to approve the variance, contingent that they are able to put a leach bed or septic in and water; with Dave Bichard seconding.

Roll Call: Anderson – yes; Brown – yes; Bichard – yes; Joos – yes

Motion Granted contingent upon the Health Department's approval for septic and water.

Ruetsch asked if they needed to provide documentation from the Health Department and was advised they need to give it to Kevin.

Larry Joos made a motion to adjourn; Tim Anderson seconding.

Roll Call: Anderson – yes; Brown – yes; Bichard – yes; Joos – yes

Meeting Adjourn at 7:43 p.m.

\*\*meeting to approve the minutes will be June 16, 2021.

Minutes submitted by Dawn Wyne