

Minutes
Zoning Board of Appeals
September 12, 2024

Board Members Present: Matt Oliver, Mark Morey, Bill Oehler,
Logan McKinney

Board Member Absent: Theresa Coughlin

Others Present: Bruce Harrington, Roy Ross, Patti Corlew
(Zoning Administrator)

Meeting Commenced at 7:01 p.m.

The Board established quorum, then approved the minutes of July 13, 2023 by consensus.

Next came the matter of ZBA 2024-1 by the Christ Disciples Church for an area variance.

Mrs. Corlew explained there are two parcels the Church owns and they are looking to sell the parcel on King Street. Before selling, they would like to convey a portion of the King Street property to the Main Street property. The King Street parcel is already less the minimum size and they want to make it smaller; therefore, they require a variance from the Board in order that Ms. Corlew be able to sign off on a lot line adjustment.

Mr. Morey opened the public hearing at 7:05 p.m.

Mr. Roy Ross and Mr. Bruce Harrington are the trustees of the Christ Disciples.

Mr. Morey stated the requested variance involves 35% of reduction in the size of the lot.

Mr. Oliver confirmed that the church wants the part of property where the shed is to go to church. Mr. Ross agreed and explained about the drain that was put in to catch the runoff from the church parking lot.

Mr. Ross indicated that the installation of the drain took care of the flooding issues the church and the patronage were having in the basements.

Mr. Oehler inquired as to what the measurement is of the distance from church to the property line? Mr. Ross indicated not even 5 feet.

Mr. Oehler asked Mr. Ross how big the drain is and Mr. Ross stated that it's a 10 foot cone septic tank. (It was the old septic tank for the church).

With no further questions, the Board closed the public hearing at 7:13 p.m.

Mr. Morey read through the questions and answers on the application.

After discussing that the application was submitted to the Warren County Planning Office for a referral and why it must be submitted to them, the Board proceed to vote on the application.

RESOLUTION #2024-1

Motion by: Mark Morey
Second by: Matt Oliver

RESOLVED, to approve application ZBA 2024-1 by the Christ Disciples for property located at 42 King Street for an area variance, to allow reduction of the lot size from 8,891.885 to 5,793.50.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Matt Oliver, Mark Morey, Bill Oehler, Logan McKinney
Nays: None

Mrs. Corlew gave Mr. Ross a list of what he needs to get from the surveyor for Mrs. Corlew to sign for the lot line adjustment.

The Board went on to organization of the Board. They will be keeping the same schedule of the second Thursday of each month at 7:00 p.m. They proceeded to vote officers in.

RESOLUTION #2024-2

Motion by: Matt Oliver
Second by: Bill Oehler

RESOLVED, to appoint Mark Morey as Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Matt Oliver, Bill Oehler, Logan McKinney
Nays: None
Abstention: Mark Morey

RESOLUTION #2024-3

Motion by: Mark Morey
Second by: Bill Oehler

RESOLVED, to appoint Theresa Coughlin as Vice Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Matt Oliver, Mark Morey, Bill Oehler, Logan McKinney
Nays: None

RESOLUTION #2024-4

Motion by: Mark Morey
Second by: Bill Oehler

RESOLVED, to appoint Matt Oliver as Secretary of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Mark Morey, Bill Oehler, Logan McKinney
Nays: None
Abstention: Matt Oliver

Mr. McKinney introduced himself to the rest of the Board.

With no further discussion, the Board adjourned the meeting at
7:28 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

RESOLUTION #2024-1

Motion by: Mark Morey
Second by: Matt Oliver

RESOLVED, to approve application ZBA 2024-1 by the Christ Disciples for property located at 42 King Street for an area variance, to allow reduction of the lot size from 8,891.885 to 5,793.50.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Matt Oliver, Mark Morey, Bill Oehler, Logan McKinney
Nays: None

RESOLUTION #2024-2

Motion by: Matt Oliver
Second by: Bill Oehler

RESOLVED, to appoint Mark Morey as Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Matt Oliver, Bill Oehler, Logan McKinney
Nays: None
Abstention: Mark Morey

RESOLUTION #2024-3

Motion by: Mark Morey
Second by: Bill Oehler

RESOLVED, to appoint Theresa Coughlin as Vice Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Matt Oliver, Mark Morey, Bill Oehler, Logan McKinney
Nays: None

RESOLUTION #2024-4

Motion by: Mark Morey
Second by: Bill Oehler

RESOLVED, to appoint Matt Oliver as Secretary of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 12TH DAY OF SEPTEMBER, 2024 BY THE FOLLOWING VOTE:

Ayes: Mark Morey, Bill Oehler, Logan McKinney
Nays: None
Abstention: Matt Oliver

Mr. McKinney introduced himself to the rest of the Board.