

Liberty Township Board of Zoning Appeals May 29, 2024

The meeting was called to order at 7:10pm by chairperson Jerry Rea

Members present Jerry Rea, SarahPhipps, Dave Brinson, Judi Brinson, Hayes Ingram(A)and Sue Carl

The Liberty Township BZA met to discuss a request for zoning variance

1. John and Polly Rodenhausen. the Rodenhausens want to split 13 acres with around 175' of frontage, while the remaining 90-acre lot would have 250' frontage. The property is on Wheeler Green Rd.

An explanation was given by Terry Turner according to the application.

There are varying measurements of the frontage but the Engineers office accepts the original measurement as the official one.

Discussion:

The house will be set back in such a way as there is no issue with the depth/width ratio. Driveway will be shared.

Point of clarification: if the lot is ever sold the lot of record/variance stays with the property. Frontage less than 250ft will not be a future question/issue.

Sarah moved to accept/approve the request for the variance.

Dave seconded the motion.

Call for vote:

Dave. Approve Jerry. Yes Sarah. Yes Judi. Yes

Sue Yes

Motion to accept the zoning variance accepted.

Minutes read by Sue

2. Marvin and John Hershberger, brothers from Pennsylvania, have applied for a conditional use permit for some property they recently bought on East Liberty Road. They currently own and operate a business in PA making and selling metal siding and roofing panels for folks building pole barns, garages, houses, etc. They want to duplicate that business in Liberty Township. Their proposal would qualify as "heavy or light manufacturing," which is a legitimate conditional use in the U-1 zoning district.

Explanation by Terry according to application.

46.7 acres. Setback within limits.

Mr Hershberger explained that there will be another house built on the lot. Homeowners will be working there along with others.

Discussion

Questions regarding additional traffic, heavy equipment. Should not be an issue.

Heavy metal coils will be stored inside building. Purpose is fabrication of products. No chemicals/runoffs Neighbor, David Eastman, concerned about water issues, tiles, runoff. Homeowners will work with Soil and Water as part of permitting process to insure best course of action.

Sara moved to accept/approve the request for the conditional use variance. Sue seconded the motion.

Call for vote:

Dave. approved Jerry. Yes Sarah. Approved Judi approved Sue Yes

Motion to approve the conditional use permit accepted.

Minutes read by Sue.

3. Laurie Eliot-Shea, through her representatives at Tilson Technology Management, has applied for a conditional use permit for her property on Johnson Road. The rural five-acre property currently has a small fenced compound that contains a fiberglass enclosure (they call it a "hut") that houses telecommunications equipment. (See Permit #1103 from five years ago.) Ms. Eliot-Shea and her contractor wish to expand the current installation with a similar larger hut located behind the one that is there now. This would require considerably more land and a period of construction. Their proposal would qualify as a "public service facility" as defined by the Resolution, which is a legitimate conditional use in the U-1 zoning district

Explanation by Terry

Five acre lot= unoccupied, compound(hut) take about 1/2 acre
Section is leased from Ms Eliot-Shea

Discussion

Neighbor, Caleb Carmin expressed several concerns.

It's very busy with lots traffic all hours.

Diesel generator loud and runs constantly

Unkept area

Actual use unknown

It was determined that a list of concerns needed to be addressed

Dave moved to table the request for "conditional use permit" because of unanswered concerns due to no representation present to answer questions. Sarah seconded the motion.

Vote taken.

Dave. Table Jerry. Yes Sarah. Yes Judi. Yes

Sue. Yes

Motion to table the conditional use permit approved.

Caleb will contact neighbors to come up with list of any additional concerns and get back to Terry. Dave will be contact person for the board

Dave moved the meeting be adjourned Judi second.

Meeting adjourned

Respectfully submitted,

Sue Carl, secretary