

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
AUGUST 6, 2026**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on August 6, 2026, at 5:30 p.m. at the Anderson Center. Present were the following members:

Paul Sheckels, Jennifer Barlow, John Halpin, Paul Sian, and Tom Caruso

Also, present when the meeting was called to order, Paul Drury, Director of Planning and Zoning, Sarah Donovan, Assistant Director of Planning and Zoning and Cooper McGurn, UC Co-op. A list of citizens in attendance is attached.

Staff and members of the public were asked to raise their right hand and swear or affirm to the following oath as read by **Mr. Sheckels**: Do you swear or affirm, to tell the truth, the whole truth and nothing but the truth, so help you, God?

Staff and those testifying replied "yes" to the oath issued by **Mr. Sheckels**.

Approval of Agenda

Mr. Drury stated that there is one modification to the agenda tonight.

Mr. Sian moved, **Mr. Sheckels** seconded to approve the Agenda for August 6, 2026, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Drury stated that staff would like to postpone the approval of June 4, 2026, minutes until the September meeting.

Consideration of Case 14-2026 BZA

Mr. Drury gave a summary of the staff report for Case 14-2026 BZA.

Mr. Brian Gerbus, 6859 Five Mile Rd, applicant, stated that he and his wife are interested in installing a chicken coop, and the unique layout of the property means they don't have true neighbors. The proposed location for the chicken coop is intended to be screened by the existing barn structure from the neighbor next door who he mentioned support the appeal. He added that he owns the adjacent parcel west of the residence and Withrow Nature Preserve is south of the property. He submitted the variance because it was clear he wouldn't meet the required setbacks without putting the coop in the front yard which would require a separate variance, but he does not think the structure would be a nuisance and would be screened by the privacy fence and barn structure.

Mr. Caruso asked how many chickens will be on the property. **Mr. Gerbus** replied that he's intending on six chickens even though the coop can hold twenty-eight. He stated that he believes that animals in captivity deserve space to roam.

Mr. Caruso asked if they are planning on selling the eggs. **Mr. Gerbus** replied no.

Mr. Sheckles asked if they would be okay with capping the number of chickens. **Mr. Gerbus** replied as long as it's more than one and around six, yes, he would be fine with it.

Mr. Halpin asked if there would be a rooster. **Mr. Gerbus** replied that a rooster would not be housed on the property.

Mr. Sian moved to close the public hearing. **Mr. Halpin** seconded the motion.

Vote: 5 Yeas

The public hearing was closed at **5:45 PM**

Deliberation of Case 14-2026 BZA

The Board discussed a variance request for 10' x 28' chicken coop in the rear yard with a setback of 60' to the rear and side property lines where 100' is required per Article 3.1, C, 11, a.

Mr. Sian motioned to approve variance request for 10' x 28' chicken coop in the rear yard with a setback of 60' to the rear and side property lines where 100' is required per Article 3.1, C, 11, a with three conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

Consideration of Case 15-2026 BZA

Mr. Drury gave a summary of the staff report for Case 15-2026 BZA.

Ms. Linda Doyle, Cincy Cat Connection, 6226 LeRoy Place, applicant, stated that their organization is the prospective tenant for 7747 Five Mile Road. The applicant stated that they are planning to operate a non-profit organization providing a cage-free space for rescued cats to be showcased. Operations at the premise include adoption services, visitor interaction with adoptable cats, coffee and beverage service in a separate cat-free area, educational programming, volunteer coordination, administrative offices, retail sales supporting the mission of the organization. No breeding, veterinary services, or overnight public events will be conducted. She stated that she believes her business will do nothing but benefit the community and be a destination in the Township. She stated that neighbors on Collinsdale are present to show their support for the use.

Ms. Barlow asked if there is any proposed sound proofing. **Ms. Doyle** replied that typically cats are loud because they are being affectionate or are in distress. She said at this time, she does not think the sound proofing is necessary because she will be on site daily, so the cats should not be in distress.

Mr. Caruso asked how many cats will be boarded at a time. **Ms. Doyle** replied that she has four rescue organizations committed to partner with and that she is planning to start with 15 cats.

Mr. Sheckles asked what the capacity of the area is. **Ms. Doyle** replied that as a cat owner and daughter of a veterinarian, she's operating in good faith with care for the animals. She stated that the cat space will be separate from the community space and understands she has to have room for people as well.

Mr. Halpin asked how the cats will be housed. **Ms. Doyle** replied that they will not be in cages or carriers, they will be free to roam. She added that there's a separate litter room as well. There will be a smaller storage room with a cat door for the litter area.

Mr. Sheckles asked how the cat area is separated from the rest of the building. **Ms. Doyle** replied that there will be a separate lobby area in the front along with office space in the back of the building. The cats will be separated by a glass wall dividing the lobby from the adoption lounge area.

Mr. Halpin asked if cats know how to use the litter box. **Ms. Doyle** replied that by the time they come to her, they are litter trained.

Mr. John Puckett, 1324 Collinsdale, stated his support for the variance request. He stated he and his wife are the neighbors who sent the text message to the applicant and added that he and his wife do not have any concerns about this business.

Mr. Sian moved to close the public hearing. **Mr. Halpin** seconded the motion.

Vote: 5 Yeas

The public hearing was closed at **6:03 PM**

Deliberation of Case 15-2026 BZA

The Board discussed a variance request for a cat foster and adoption lounge where small animals are boarded, with a setback of 71.9' from a Residence District where 100' is required per Article 3.14, B, 2, of the Anderson Township Zoning Resolution.

Mr. Sian motioned to approve variance request for a cat foster and adoption lounge where small animals are boarded, with a setback of 71.9' from a Residence District where 100' is required per Article 3.14, B, 2, of the Anderson Township Zoning Resolution with no conditions.

Mr. Halpin seconded.

Vote: 5 Yeas

Consideration of Case 16-2026 BZA

Mr. McGurn gave a summary of the staff report for Case 16-2026 BZA.

Mr. Halpin asked for clarification on location of the shed. **Mr. Drury** clarified the location of the shed.

Mr. Nicholas Muennich, 1099 Doolittle Ln, applicant, stated that he would like to construct a new 10' x 12' accessory structure in the front yard for a single-family residence on a corner lot, where it is only permitted in the rear yard. He stated that the arborvitae he planted will get substantially larger. He also stated that he believed this area was his side yard, however, he was informed by staff that it is his front yard due to Thole Rd. He added that the motivation for the variance request is that placing it farther from his house would require putting it on a hillside which would require stilts or grading. Placing the shed on a flatter area would break up the contiguous open space.

Mr. Caruso asked if it was possible to move the shed behind the rear yard. **Mr. Muennich** replied that any other location would require him to place the shed on stilts or carve into hillside. He added that the honeysuckle would also need to be removed.

Mr. Halpin asked if the large tree would be disturbed. **Mr. Muennich** replied that it's his favorite silver maple and they are intentionally not disturbing it.

Mr. Sheckles and Mr. Muennich had a discussion on various locations of the shed. **Mr. Muennich** stated that factors like honeysuckle and the topography changes are what's restricting his ability to install the shed in the discussed compliant locations.

Mr. Halpin asked if the large amount of honeysuckle will be removed. **Mr. Muennich** replied yes, at some point, and that he would prefer native plants.

Mr. Caruso and Mr. Muennich had a discussion on another potential location of the shed.

Mr. Sian moved to close the public hearing. **Mr. Halpin** seconded the motion.

Vote: 5 Yeas

The public hearing was closed at **6:23 PM**

Deliberation of Case 16-2026 BZA

The Board discussed a variance request for a 10' x 12' accessory structure in the front yard where accessory structures must be located in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution.

Mr. Sian motioned to deny a variance request for a 10' x 12' accessory structure, based on staff's findings. **Mr. Caruso** seconded.
4 yeas, 1 no- Barlow

Discussion of Case 9-2026

The board was in unanimous agreement over permitting the modification to the site plan.

Decision and Journalization of Case 14-2026 BZA

Mr. Sian motioned to approve a variance request for a new single-family residence with a 35.6' front yard setback where 50' is required per Article 3.20, C, 2, a of the Anderson Township Zoning Resolution with three conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

Decision and Journalization of Case 15-2026 BZA

Mr. Sian motioned to approve a variance request for a cat foster and adoption lounge where small animals are boarded, with a setback of 71.9' from a Residence District where 100' is required per Article 3.14, B, 2, of the Anderson Township Zoning Resolution.

Mr. Halpin seconded.

The next meeting is scheduled for Thursday, September 3, 2026, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **6:44 PM**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Paul Sian', is written above the printed name.

Paul Sian, Acting Chair

THURSDAY, August 6, 2026 AT 5:30 P.M.
ANDERSON CENTER, 7850 FIVE MILE ROAD

PLEASE PRINT - THANK YOU

NAME:

ADDRESS:[illegible]