

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
AUGUST 7, 2025**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on August 7, 2025, at 5:30 p.m. at the Anderson Center. Present were the following members:

Scott Lawrence, Jeff Nye, Paul Sheckels, John Halpin, and Paul Sian. Jennifer Barlow was also present to consider Case 22-2025 BZA.

Also, present when the meeting was called to order, Paul Drury, Director of Planning & Zoning, Stephen Springsteen, Planner I, Logan Vaughn, Co-op, and Brody Smith, 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. Lawrence**: 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. Lawrence**.

Approval of Agenda

Mr. Drury reemphasized that Case 20-2025 BZA was withdrawn from the meeting. **Mr. Sian** moved, **Mr. Halpin** seconded to approve the modified Agenda for August 7, 2025, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Nye moved, **Mr. Halpin** seconded to approve the minutes for the July 3, 2025, Board of Zoning Appeals meeting

Vote: 5 Yeas

Consideration of Case 21-2025 BZA

Mr. Vaughn gave a summary of the staff report for Case 21-2025 BZA.

Mr. Rosa, 6284 Turpin Hills Dr, on behalf of the property owner, stated the owner is looking to condense equipment and vehicles onto one property. He is unable to build the residence on his property until his current projects in Anderson are completed and he can sell his primary home. **Mr. Rosa** stated that the location was chosen as it was recommended by the contractor and due to the compacted dirt that currently exists on the property. He continued that there are no other viable options on the property, without incurring a significant fiscal cost due to the earthwork.

Mr. Sheckels asked the applicant to confirm the sequence of events as far as the teardown and building of the various structures on the property. **Mr. Rosa** stated that the plan is to build the accessory structure, then move all equipment that is slated to be stored there into the building, sell his existing house and use the proceeds to then build the new house. **Mr. Sheckels** asked why the house and the accessory structure could not be flipped. **Mr. Rosa** answered that the style and size of the home would not fit in the location being referenced. **Mr. Sheckels** asked for confirmation that the proposed structure would not be utilized for any commercial storage

or operation uses. **Mr. Coffaro, 8002 Meadowcreek Dr, property owner**, shared that he hoped to retire when he moved into the property and stated that he would not utilize the proposed structure for any commercial needs. He stated that he was planning to live in Michigan at his second home while the new residence would be constructed on the property.

Mr. Nye asked if Ms. Olivia Maltry at Hamilton County had any concerns regarding the new proposed residence. **Mr. Rosa** stated that based on the plan for the proposed home, Ms. Maltry did not have an issue with how it would be constructed. **Mr. Nye** asked for confirmation that the equipment that is being proposed to be housed on the property will be able to get to the property. **Mr. Rosa** confirmed it would be able to.

Mr. Steven Walkup, 7349 Clough Pk, stated that his concern with the project is that the driveway would need to be resurfaced after all the construction equipment would be traveling across the driveway. He continued that he would like for it to be repaired by the property owner after the construction has concluded on the property.

Mr. Sheckels stated he couldn't tell if the driveway was gravel or asphalt for part of the way. **Mr. Walkup** stated part is asphalt and part was gravel; the portion on his property was asphalt.

Mr. Lawrence asked if the maintenance was shared equally with the property owners using the driveway. **Mr. Walkup** stated that it has not come up since they had moved to the house in 2015, however, they did find a driveway agreement at the Hamilton County Recorder's Office. The agreement stated that there would be equally shared maintenance unless one party was responsible for damage to the driveway. **Mr. Lawrence** asked for confirmation that the agreement is on an as needed basis as opposed to an annual maintenance fee, **Mr. Walkup** confirmed that as accurate.

Mr. Nye asked for confirmation that Mr. Walkup did not have an issue with the accessory structure being in the front yard area or that it was larger than the principal structure. **Mr. Walkup** stated he had no issues with that.

Mr. Kenneth Vonderheide, 7323 Clough Pk, stated that he would like additional evergreen screening so he would not have to see the new structure, and he would like the structure to be set back an additional 10 to 15 feet from his residence.

Mr. Nye asked Mr. Vonderheide what his reasoning for an additional 10 to 15 setback was for, **Mr. Vonderheide** stated that his house was currently on septic, and the additional setback may be helpful for a future sewer easement. The septic agreement with Hamilton County will expire in about 15 years, at which time they will need to move to sewer.

Mr. Jeff Westerkamp, 7281 Clough Pk, stated his opposition to the proposal as he was opposed to looking at the large structure in its proposed location and he had concerns about how effective the landscape plan would adequately screen the structure. He also had concerns about this setting a precedent for future requests and additional noise from the equipment and vehicles which will be stored here.

Mr. Vonderheide came back to the podium and expressed additional concerns such as the tight driveway area for large equipment and vehicles to maneuver around, the future use of the existing horse barn in the rear yard, and he feels the house should be displayed on the site plan so that everyone can get a greater sense of what the site will end up looking like.

Mr. Nye asked Mr. Vonderheide if there was any livestock on the property now; **Mr. Vonderheide** stated that there were not; however, there were previously chickens and horses on the property at different points.

Mr. Coffaro addressed some of the concerns regarding landscaping, driveway maintenance, the horse barn, the residence he will construct. He plans to over-landscape as he stated he prefers his privacy and feels like this will help achieve that. He continued that he has no issues repairing the driveway at the conclusion of construction and creating greater clearance for mobility through the driveway area concerning low hanging vegetation. He added that the horse barn is not suitable for storage, and he is planning to use the horse barn for horses. He additionally offered insight into what he is planning for the construction of his future home.

Mr. Nye asked if the construction of the new home would affect his ability to utilize the horse barn and the existing driveway. **Mr. Coffaro** stated he did not believe it would be an issue. **Mr. Nye** asked if he had explored flipping the location of the future residence and the proposed pole barn so he would not need a variance for the location of the pole barn. **Mr. Coffaro** stated that flooding is a possible concern, and he is looking to build the new house in a location where the grade is higher.

Mr. Sheckels stated his concern about there being enough room for a future easement for sewer. **Mr. Coffaro** stated that he believes there is adequate room for a future easement if it is needed.

Mr. Lawrence asked if he was looking to place the pole barn on the old riding area for stability purposes. **Mr. Coffaro** confirmed that was accurate. **Mr. Coffaro** continued to outline how he foresees using this property for the future.

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

The public hearing was closed at **6:25pm**.

Deliberation of Case 21-2025 BZA

The Board discussed a variance request for an accessory structure, size 50' x 100', located in the front yard and larger than the existing primary structure, where accessory structures are required to be in the rear yard and being defined as a subordinate building per Article 5.2, A, 7 and Article 6.1 of the Anderson Township Zoning Resolution.

Mr. Nye motioned to reopen the public hearing, **Mr. Sian** seconded.

The public hearing was reopened at **6:33pm**

Mr. Coffaro asked if the size of the structure is the main area of concern for the Board. **Mr. Nye** stated that the request is for two variances and without seeing more details in the plans, he does not believe he would be able to decide on the variance requests. **Mr. Coffaro** asked if he reduced the size of the structure, whether he would need only one variance instead of two. **Mr. Nye** confirmed that as accurate.

Mr. Nye asked if **Mr. Coffaro** would be willing to submit a modified site plan indicating where the proposed residence is located for next month's BZA meeting. **Mr. Coffaro** stated he could get it to them tomorrow and asked the board to consider his desire to get this project started immediately so he can get the structure built before winter.

Mr. Nye motioned to close the public hearing, **Mr. Sian** seconded.

The public hearing was closed at **6:39 pm**

Mr. Nye motioned to continue a variance request for an accessory structure, size 50' x 100', located in the front yard and larger than the existing primary structure, where accessory structures are required to be in the rear yard and being defined as a subordinate building per Article 5.2, A, 7 and Article 6.1 of the Anderson Township Zoning Resolution. **Mr. Sian** seconded.

Consideration of Case 22-2025 BZA

Mr. Sheckels recused himself from Case 22-2025 BZA, and his seat was filled by **Jennifer Barlow**.

Mr. Drury gave a summary of the staff report for Case 22-2025 BZA.

Mr. Nye asked if the height of the fence included the decorative lattice. **Mr. Springsteen** stated that he believed that the lattice was included in the 6 feet, however, he would let the applicant confirm that.

Mr. Martin Feltman, 7079 Ravens Run, applicant, reiterated his application. He stated that the fence is in disrepair and in need of replacement. There are dogs that can possibly escape a 6-foot-high fence, which caused the request for the 8' height. Additionally, it would reduce noise from the dogs. He added that they are no longer looking to expand the fence to the east, which would eliminate a potential need for another variance.

Mr. Drury asked **Mr. Feltman** to confirm that the plan for the new fence would not increase in footprint to the east. **Mr. Feltman** stated that at this time they are not looking to do that

Mr. Nye asked if they had any dogs that had escaped. **Mr. Feltman** stated they had not, but they do have large dogs that they keep on site.

Mr. Lawrence asked if they had received complaints regarding noise, and **Mr. Feltman** stated they had not.

Mr. Halpin asked what the fence would look like. **Mr. Feltman** stated it will be a privacy fence that overlaps the gaps so that gaps won't develop over time.

Mr. Paul Sheckels, 6894 Old Chapel Dr, speaking as a neighboring property owner, stated that he had no objections to the proposed fence.

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

The public hearing was closed at **6:56 pm**.

Deliberation of Case 22-2025 BZA

The Board discussed a variance request for an 8' high privacy fence where 6' high is the maximum height permitted per Article 5.2, A, 9 of the Anderson Township Zoning Resolution.

Mr. Nye motioned to approve a variance request for an 8' high privacy fence where 6' high is the maximum height permitted per Article 5.2, A, 9 of the Anderson Township Zoning Resolution. **Mr. Sian** seconded.

Vote: 5 Yeas

Decision and Journalization of Case 16-2025 BZA

Mr. Nye motioned to deny a variance and conditional use request to permit an accessory structure to be used for dwelling purposes as part of a short-term rental per Article 5.2, A, 8 and Article 5.4, I, 15 of the Anderson Township Zoning Resolution. **Mr. Sian** seconded.

Vote: 5 Yeas

Decision and Journalization of Case 22-2025 BZA

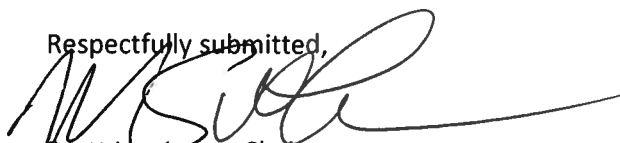
Mr. Nye motioned to grant a variance request for an 8' high privacy fence where 6' high is the maximum height permitted per Article 5.2, A, 9 of the Anderson Township Zoning Resolution. **Mr. Sian** seconded.

Vote: 5 Yeas

The next meeting is scheduled for Thursday, August 7, 2025, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **7:11pm**.

Respectfully submitted,



Scott Lawrence, Chair

THURSDAY, AUGUST 7, 2025 AT 5:30 P.M.
ANDERSON CENTER, 7850 FIVE MILE ROAD

PLEASE PRINT - THANK YOU

ADDRESS:

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