

ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
DECEMBER 4, 2025

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on December 4, 2025, at 5:30 p.m. at the Anderson Center. Present were the following members:

Jeff Nye, Paul Sheckels, John Halpin, and Paul Sian

Also, present when the meeting was called to order, Eli Davies, Planner I, Stephen Springsteen, Planner I, Logan Vaughn, 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. Nye**: 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. Nye**.

Approval of Agenda

Mr. Halpin moved, Mr. Sian seconded to approve the Agenda for December 4, 2025, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Sian moved, Mr. Halpin seconded to approve the minutes for the November 6, 2025, Board of Zoning Appeals meeting.

Vote: 3 Yeas, Mr. Sheckels abstained.

Consideration of Case 25-2025 BZA

Mr. Vaughn gave a summary of the staff report for Case 25-2025 BZA.

Mr. Mark Leonhardt, 7390 Wallingford Drive, applicant, stated that they explored a variety of plans that could be compliant, however, when they considered the investment, they were making, they wanted to have a space that met all their future needs as they were looking to age in the home. Mr. Leonhardt stated that the current layout and topography of our yard caused difficulties in meeting the necessary clearances within the rooms and the bathroom to make wheelchair or walker friendly while still maintaining the 15-foot setback. He continued that they discovered that if they added three more feet off to the side, the addition that would meet the needs for the present and the future.

Ms. Emily Kirk, 7398 Wallingford Drive, stated they support the Leonhardt's and were actively involved in the planning. Mr. Nye asked if they were the neighbors to the right of the home when facing the street. Ms. Kirk confirmed that was correct. Mr. Nye asked if they were the house with the shed that was close to the property line, Ms. Kirk stated that was correct.

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

The public hearing was closed at **5:41pm**

Deliberation of Case 25-2025 BZA

The Board discussed a variance request for a 24' x 29' addition in the rear yard, with a 12' side yard setback where 15' is required per Article 3.3, C, 2, b of the Anderson Township Zoning Resolution.

Mr. Sheckels motioned to approve a variance request for a 24' x 29' addition in the rear yard, with a 12' side yard setback where 15' is required per Article 3.3, C, 2, b of the Anderson Township Zoning Resolution with two conditions. **Mr. Sian** seconded.

Vote: 4 Yeas

Consideration of Case 26-2025 BZA

Mr. Davies gave a summary of the staff report for Case 26-2025 BZA.

Mr. Guillermo Vasques Jr, 7856 State Road, applicant, stated they have family that visits often and would like to keep the residence for when they come into town. For the times they do not have family visiting, they would like to rent out the property on a short-term basis to pay for the mortgage.

Mr. Nye asked the applicant if they still live in the house. **Mr. Vasques**, replied that they currently live in the house due to the house they had under contract falling through. They do plan on finding another home in Anderson Township and will move once they have a new home and rent this home out.

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

The public hearing was closed at 5:50pm

Deliberation of Case 26-2025 BZA

The Board discussed a conditional use request for a Short-Term Rental (STR) per Article 5.4, I, 15 of the Anderson Township Zoning Resolution.

Mr. Sheckels motioned to approve a conditional use request for a Short-Term Rental (STR) per Article 5.4, I, 15 of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Sian** seconded.

Vote: 4 Yeas

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Decision and Journalization of Case 25-2025 BZA

Mr. Sian motioned to approve a variance request for a 24' x 29' addition in the rear yard, with a 12' side yard setback where 15' is required per Article 3.3, C, 2, b of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Halpin** seconded.

Vote: 4 Yeas

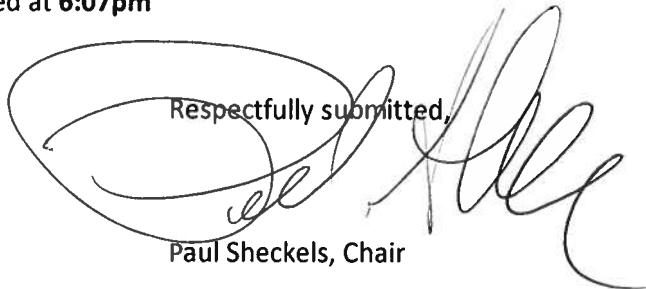
Decision and Journalization of Case 26-2025 BZA

Mr. Sian motioned to approve a conditional use request for a Short-Term Rental (STR) per Article 5.4, I, 15 of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Halpin** seconded.

Vote: 4 Yeas

The next meeting is scheduled for Thursday, January 8, 2026, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at 6:07pm

Respectfully submitted,

Paul Sheckels, Chair

ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
ATTENDANCE SHEET

**THURSDAY, DECEMBER 4, 2025 AT 5:30 P.M.
ANDERSON CENTER, 7850 FIVE MILE ROAD**

PLEASE PRINT - THANK YOU

NAME:

ADDRESS: