

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
February 1, 2024**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on February 1, 2024, at 5:30 p.m. at the Anderson Center. Present were the following members:

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

Also, present when the meeting was called to order Chris Cavallaro, Planner I, and Stephen Springsteen, Planner I, and John Wettengel, 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. Sian: 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. Sian.

Approval of Agenda

Mr. Springsteen noted that the agenda the Board received in their packet had been amended to remove Case 3-2024 BZA. The revised Agenda for February 1, 2024 was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Halpin moved, Mr. Nye seconded to approve the minutes for the January 4, 2024 Board of Zoning Appeals meeting.

Vote: 5 Yeas

Consideration of Case 2-2024 BZA

Mr. Springsteen gave a summary of the staff report for Case 2-2024 BZA.

Mr. Nye asked since the lot is considered a corner lot, if the front yard setback off Bowen was the setback not being met. Mr. Springsteen confirmed that that was correct, however, both house in nonconforming and the driveway is compliant.

Mr. Aicholtz, property owner, 1294 Wolfangel Rd. reaffirmed that the house rules and contact information would be posted on the garage.

Mr. Lawrence asked how many bedrooms are in the home. Mr. Aicholtz stated it is a two bedroom, one bath home. He continued that there may be a possibility to convert another room to a bedroom if he wanted to explore that. Mr. Lawrence inquired about the max occupancy of 6 stated in the packet. Mr. Aicholtz shared that it is calculated at 2 people a bedroom and then an additional 2 for a pull out couch.

Mr. Aicholtz stated that he does other successful short term rentals.

Mr. Cavallaro asked Mr. Aicholtz for his address of residence. Mr. Aicholtz replied that it was 5079 Eagles View, Milford, Ohio 45244.

Ed Schmidt, 1311 Wolfangel Road, stated his position in favor of this rental. He stated having a property that is professionally maintained will be nice to have across from his residence.

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

The public hearing was closed at 5:44 PM.

Deliberation of Case 2-2024 BZA

The Board discussed a conditional use request for a Short-Term Rental (STR) Facility at the premises designated as 1294 Wolfangel Road, per Article 5.4, I, 15 of the Anderson Township Zoning Resolution.

Mr. Sheckels motioned to grant a conditional use request for a Short-Term Rental (STR) Facility at the premises designated as 1294 Wolfangel Road, per Article 5.4, I, 15 of the Anderson Township Zoning Resolution. **Mr. Nye** seconded.

Vote: 5 Yeas

Decision and Journalization of Case 1-2024 BZA

Mr. Nye motioned to grant three (3) variance requests (1) to allow a 14' x 24' accessory structure, an above ground pool, located in the front yard and side yard, where accessory structures are only permitted in the rear yard, (2) 10' x 18' deck, located in the side yard with a 0' side yard setback, where 8' is required, and (3) 6' tall privacy fence, located in the front yard and side yards where 6' privacy fences are only permitted in the rear yard, for the property located at 6905 Paddison Rd., per Article 5.2, A, 7 and Article 5.2, A, 9, and Article 5.2, A, 10 of the Anderson Township Zoning Resolution, with one (1) additional condition. **Mr. Halpin** seconded.

Vote: 5 Yeas

Decision and Journalization of Case 2-2024 BZA

Mr. Sheckels motioned to grant a conditional use request for a Short-Term Rental (STR) Facility, located at the premises of 1294 Wolfangel Rd. per Article 5.4, I, 15 of the Anderson Township Zoning Resolution, with three (3) additional conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

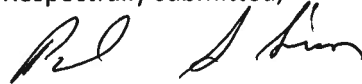
Mr. Sian moved to adjourn, with unanimous consent and with no objections from the Board.

The next meeting is scheduled for Thursday, March 7, 2024, at 5:30 p.m. at the Anderson Center.

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The meeting was adjourned at **6:12 pm**.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul Sian", written in a cursive style.

Paul Sian, Chair

