

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
MARCH 5, 2026**

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

Paul Sheckels, John Halpin, Paul Sian, and Greg Kuenning

Also, present when the meeting was called to order, Eli Davies, Planner I, Stephen Springsteen, Planner, and Gary Powell, Legal Counsel. 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. Sian moved, **Mr. Halpin** seconded to approve the Agenda for **March 5, 2026**, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Sian moved, **Mr. Halpin** seconded to approve the minutes for the **February 5, 2026**, Board of Zoning Appeals meeting.

Vote: 3 Yeas, 1 Abstain

Consideration of Case 6-2026 BZA

Mr. Davies gave a summary of the staff report for Case 6-2026 BZA.

Stan Messerly, MessCo Engineering, 2766 Wasson Rd, Cincinnati, OH 45209, applicant, stated that they agreed with staff's summary.

John Adams, 7333 Riverby Dr, stated his support for the appeal. He stated he has worked with neighbors regarding this project to ensure that everyone is happy and that due to the topography and location of the pool no one would be able to see it as seen on the submitted plans.

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

Vote: 4 Yeas

The public hearing was closed at **5:43 pm**

Deliberation of Case 6-2026 BZA

The Board discussed a variance request for an 18' x 30' inground pool in the front yard, where pools are only permitted in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution.

Mr. Sian motioned to approve a variance request for an 18' x 30' inground pool in the front yard, where pools are only permitted in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution with two conditions. **Mr. Halpin** seconded.

Vote: 4 Yeas

Consideration of Case 7-2026 BZA

Mr. Davies gave a summary of the staff report for Case 7-2026 BZA.

Brett Lowery, 6578 Kentuckyview Drive, property owner and applicant, stated that when he purchased the property it was platted for 4 lots. After discussions with Hamilton County, septic system regulations dictate that only 3 lots were able to be buildable. Due to topography, the front yard setback requirement of 50 was not feasible. Mr. Lowery continued that he did take into consideration neighborhood feedback in trying to make this a best case scenario for everyone.

Mr. Mike Ripplloh, 732 Wooster Pike, Terrace Park, OH 45174, expressed his support for the variance request. He stated he was purchasing the house next to the proposed development and he was supportive of the plan.

Mr. Kuening asked for clarity around which residence on Kentuckyview he was purchasing. **Mr. Ripplloh** stated it would be 6578, the existing residence on the lot which is proposed to be split.

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

Vote: 4 Yeas

The public hearing was closed at **5:57 pm**.

Deliberation of Case 7-2026 BZA

The Board discussed a variance request for a new single-family residence with a 25.33' front yard setback where 50' is required per Article 3.3, C, 2, a of the Anderson Township Zoning Resolution.

Mr. Halpin motioned to approve a variance request for a new single-family residence with a 25.33' front yard setback where 50' is required per Article 3.3, C, 2, a of the Anderson Township Zoning Resolution with two conditions. **Mr. Sian** seconded.

Vote: 4 Yeas

Decision and Journalization of Case 6-2026 BZA

Mr. Sian motioned to approve a variance request for an 18' x 30' inground pool in the front yard, where pools are only permitted in the rear yard per Article 5.2, A, 7 of the Anderson Township Zoning Resolution with two conditions. **Mr. Halpin** seconded.

Vote: 4 Yeas

Decision and Journalization of Case 1-2026 BZA

Mr. Halpin motioned to approve an expansion of a previously-approved gravel mine conditional use (Case 16-2003 BZA, Case 2-2009 BZA, and Case 10-2018 BZA) to incorporate extraction-related operations (detention ponds, sediment structures, and a service road) outside of the previously approved conditional use area per Article 3.16, C, 1 of the Anderson Township Zoning Resolution with twenty-six conditions. **Mr. Sian** seconded.

Vote: 4 Yeas

Decision and Journalization of Case 7-2026 BZA

Mr. Sian motioned to approve a variance request for a new single-family residence with a 25.33' front yard setback where 50' is required per Article 3.3, C, 2, a of the Anderson Township Zoning Resolution with two conditions. **Mr. Halpin** seconded.

Vote: 4 Yeas

The meeting was adjourned at **6:11 pm**

Respectfully submitted,



Jennifer Barlow, Vice Chair

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
 ATTENDANCE SHEET
 THURSDAY, MARCH 5, 2026 AT 5:30 P.M.
 ANDERSON CENTER, 7850 FIVE MILE ROAD**

PLEASE PRINT - THANK YOU

NAME:	ADDRESS:
Pete Georgetown	6591 Kentuckyview
Nancy Georgetown	"
Brett Lowery	6563 Gwendolyn
Darrell Workman	6568 Gwendolyn Dr
John Adams	7333 Riverby Dr
Cabe Kurek	7031 Gilkner
Stan Messerly	2766 Wesson Rd 45209
Mike Ripler	732 Wooster Pike