

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS  
MAY 7, 2026**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on May 7, 2026, at 5:30 p.m. at the Anderson Center. Present were the following members:

**Paul Sheckels, John Halpin, Paul Sian, Greg Kuenning, Tom Caruso**

Also, present when the meeting was called to order, Eli Davies, Planner I, Stephen Springsteen, Planner I, and Johnny 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. 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. Sheckels** moved to approve the Agenda for **May 7, 2026**, by unanimous consent. No objection was made.

**Approval of Minutes**

**Mr. Sheckels** moved to approve the minutes for the **April 2, 2026**, Board of Zoning Appeals meeting by unanimous consent. No objection was made.

**Consideration of Case 9-2026 BZA**

**Mr. Springsteen** gave a summary of the staff report for Case 9-2026 BZA.

**Nathan Wright, Brandstetter Carroll, Inc, 2360 Chauvin Dr, Lexington KY 40517, applicant**, stated that the request is for improvements to the park, particularly removing the port-a-potty and installing an accessible restroom facility. The plan aims to minimize impact on the adjacent neighborhood by moving the facility as far back on the property as possible while preserving the mature trees on the site. There will also be improvements to the walkway and parking lot to improve accessibility and circulation. He addressed potential nuisances, stating the facility will be fully plumbed in line with the Ohio Plumbing Code.

**Mr. Caruso** asked whether the bathroom facility would be septic or connected to Metropolitan Sewer District lines. **Mr. Wright** confirmed it would connect to MSD and that there is an existing tie in from a previous home at the site.

**Mr. Mike Smith, Anderson Park District, 8249 Clough Pike, Property Owner**, stated that the project was approved as part of the 2023 capital levy approved by Township voters. There were six "Ps" of the campaign, and one was "potties". The project will improve the situation at the park for those who use the park.

**Mr. Kendall Dewing, 855 Laverty Lane**, stated that the existing port-a-potty is in the parking lot of the park, not the property where the restroom facility will be located. He stated he is the

resident of the property next to where the restroom facility will be constructed. He expressed concern that his property values may be reduced. He also mentioned a question on connecting to Park District fences.

**Mr. Sheckels** asked Mr. Smith to address the comments from Mr. Dewing.

**Mr. Smith** responded that an impact study developed by the University of Cincinnati's Economics Department showed that properties within about a quarter of a mile of a park experience about 8% increases in property values. The proposal is designed to try and respect neighbors, and the property was purchased by the Park Board for the restroom facility.

**Mr. Kuening** stated it looked like none of the facility entrances would face the neighboring property. He also asked what the brown material would be on the elevation. **Mr. Smith** confirmed it would be a hardy board type of planking. **Mr. Kuening** asked about the ventilation of the facility. **Mr. Smith** replied that there would be a standard roof vent.

**Mr. Sheckels** asked if the applicant could address the fencing. **Mr. Wright** responded that a connection to the fencing would need to be discussed further. The proposed fence is a 6' tall wood privacy fence to help with screening. **Mr. Sheckels** asked for confirmation that the new fences would abut existing fences. **Mr. Wright** confirmed the fence would span the entire property line.

**Mr. Smith** mentioned that the neighbor could contact him to discuss his question on connecting to the fence.

The Board briefly discussed the fence question.

**Ms. Maureen Dewing, 855 Laverty Lane**, stated she was not opposed to the project, but had questions. She was curious what the hours of the facility would be, whether the facility would be open throughout the year. She also asked about the construction timeline. **Mr. Sheckels** replied that typically the Board requires construction to start within one year and finish within two years. **Ms. Dewing** asked about the presence of security cameras, and asked for confirmation that the mature trees would be preserved. **Mr. Sheckels** responded that the application included a landscaping plan which **Mr. Kuening** confirmed shows the preservation of existing mature trees. **Ms. Dewing** mentioned the path to a water fountain in the park is in need of repair.

**Mr. Sheckels** asked the applicant to address the questions. **Mr. Smith** answered that the restrooms will automatically lock from dusk to dawn. The restrooms will be open year-round. He stated that security cameras are not currently in the proposal, but they may reevaluate in the future. He stated the improvements include repaving of the path to the water fountain.

**Mr. Caruso** asked about one of the mature trees which is close to the restroom site. **Mr. Smith** replied that they will try to save the tree, but it will depend on the roots of the tree. He added that construction is planned to finish by the end of 2026.

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

Vote: 5 Yeas

The public hearing was closed at **5:52 pm**

#### **Deliberation of Case 9-2026 BZA**

The Board discussed a conditional use request for a bathroom and maintenance facility accessory to an Athletic/play field (Lavery Park), per Article 5.4, I, 14, a of the Anderson Township Zoning Resolution.

**Mr. Caruso** motioned to approve a conditional use request for a bathroom and maintenance facility accessory to an Athletic/play field (Lavery Park), per Article 5.4, I, 14, a of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

#### **Consideration of Case 10-2026 BZA**

**Mr. Sheckels** recused himself from Case 10-2026 BZA. **Mr. Halpin** was appointed as temporary chair by the Board.

**Mr. Wettengel** gave a summary of the staff report for Case 10-2026 BZA.

**Mr. Kuening** asked what the required setback is for the zoning district and what the requested setback is for the project. **Mr. Wettengel** replied that the required setback is 15', and the requested setback is 7'-6".

**Ms. Emily Ahouse, 7774 Glen Eden Lane, resident**, summarized the circumstances that have changed from the previous request and summarized the application. She emphasized that there is no capacity issue with the septic system, but that the detached residence septic would fall under EPA regulations with regular inspections. Public Health suggested connecting the structures. The variance request is a result of minor changes needed to accommodate the revised design and support accessible living. She summarized the standards as addressed in the application.

**Mr. Kuening** asked about the need for the first BZA case since Ms. Ahouse mentioned the prior plan was compliant with the required setbacks. **Ms. Ahouse** replied that the previous case requested a Granny Cottage which is a conditional use in the zoning district. Since the structure was detached, it had different setback requirements than the primary structure.

**Mr. Pat Fredette, 7784 Glen Eden Lane**, expressed his support for the proposal. He stated he is probably the closest neighbor to the project site. He stated the Cleveland's have kept his family informed on their plans for their property. He stated it does not impact his view, despite the likely removal of some vegetation. He stated that the neighbor on the private drive also has no

concern with the project. He also expressed his support for more options for people to age in their homes through the Granny Cottage or Accessory Apartment use of their property. He said he supports this property becoming a model for aging in place for the Township.

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

Vote: 4 Yeas

The public hearing was closed at **6:16 pm**

#### **Deliberation of Case 10-2026 BZA**

The Board discussed a conditional use request for an Accessory Apartment, per Article 5.4, I, 1 of the Anderson Township Zoning Resolution.

**Mr. Sian** motioned to approve a conditional use and variance request for an Accessory Apartment, per Article 5.4, I, 1 of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Kuening** seconded.

Vote: 4 Yeas

#### **Consideration of Case 11-2026 BZA**

**Mr. Sheckels** resumed as chair of the Board.

**Mr. Springsteen** gave a summary of the staff report for Case 11-2026 BZA.

**Mr. Mark Meyer, 7025 Woodsedge Dr.** Expressed he had no objection to this request.

**Mr. Sheckels** asked if the applicant or property owner was present.

**Mr. Sian** asked staff if the applicant needed to be present. **Mr. Springsteen** responded that it is the Board's decision.

**Mr. Sheckels** expressed his preference for continuing the case to hear from the applicant.

**Mr. Kuening** asked whether the testimony would carry over. **Mr. Springsteen** confirmed that all testimony is already part of the record.

**Mr. Meyer** stated that the property owner was not informed by the contractor that he was required to be at the meeting. He asked if he could answer questions on behalf of the property owner. **Mr. Sian** explained that the Board was not rejecting the request but postponing the decision to the next meeting. **Mr. Meyer** stated that continuing the case would delay the timeline for the project. He asked when the next meeting would be. **Mr. Springsteen** confirmed that the next meeting would be on June 4, 2026. He added that the challenge is that the process is Quasi-Judicial, so there are concerns on the validity of testimony. He said the Board could decide whether to continue the case.

The Board discussed continuing the case.

**Ms. Dianne Meyer, 7025 Woodsedge Dr**, stated that the contractor had misunderstood whether the applicant needed to be present at the meeting, but someone would be on the way to the meeting to speak to the applicant's case.

**Mr. Sian** moved to continue the public hearing after Journalizing Case 9 and Case 10. **Mr. Halpin** seconded the motion.

Vote: 5 Yeas

#### **Decision and Journalization of Case 9-2026 BZA**

**Mr. Sian** motioned to approve a conditional use request for a bathroom and maintenance facility accessory to an Athletic/play field (Lavery Park), per Article 5.4, I, 14, a of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

#### **Decision and Journalization of Case 10-2026 BZA**

**Mr. Sian** motioned to approve a conditional use request for an Accessory Apartment, per Article 5.4, I, 1 of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

#### **Continued Consideration of Case 11-2026 BZA**

**Mr. Mark McCall, 648 Dunwoodie, property owner**, briefly summarized the request for a covered patio area.

**Mr. Sheckels** asked for confirmation that it extend less far than the patio. **Mr. McCall** clarified that the middle of the pavers extends past the bush, so there would not be any extension beyond the patio. **Mr. Kuening** asked for clarification. **Mr. McCall** clarified that the cover is about a foot closer to the house than the edge of the pavers.

Staff clarified there are no regulations for patios in the rear yard. The variance request is for the cover which is regulated as an addition since it is connected to the home.

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

Vote: 5 Yeas

The public hearing was closed at **6:44pm**

**Deliberation of Case 11-2026 BZA**

The Board discussed a variance request for a 20' x 21' covered patio addition in the rear yard with setback of 25' where 60' is required per Article 3.1, D, 2, c of the Anderson Township Zoning Resolution.

**Mr. Halpin** motioned to approve a variance request for a 20' x 21' covered patio addition in the rear yard with setback of 25' where 60' is required per Article 3.1, D, 2, c of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Sheckels** seconded.

Vote: 5 Yeas

**Decision and Journalization of Case 11-2026 BZA**

**Mr. Sian** motioned to approve a variance request for a 20' x 21' covered patio addition in the rear yard with setback of 25' where 60' is required per Article 3.1, D, 2, c of the Anderson Township Zoning Resolution with 2 conditions. **Mr. Halpin** seconded.

The meeting was adjourned at **6:49 pm**

Respectfully submitted,

  
Paul Sheckels, Chair

