

# Minutes

## Nimishillen Township Board of Zoning Appeals

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, August 3, 2016 – 7:00 PM

**Board Members Present:** Pan Aslanides, Chairman  
Anthony ‘Tony’ Mucci, Vice Chairman  
David Foss, Secretary  
Bill Ehlers, Member  
Gary Brahler, Member

**Board Members Absent:** Thomas Davis, Alternate

**Zoning Inspector:** Dale Riggenschach

**Township Secretary:** Shelby Dieffenbaugher

### **Purpose: (One Case)**

**Appeal #624** – Scott Grossenbacher of 6263 Plum St., Louisville, Ohio 44641, Parcel #33-04044, zoned R-1 Single Family Residential, is requesting a variance for an accessory building (storage) to be 22 ft. high instead of the allowed 17 ft. high and 2,304 sq. ft. instead of the allowed 1,280 sq. ft. as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

### **CALL HEARING TO ORDER:**

Chairman Aslanides opened tonight’s hearing at 7:00 PM introduced all board members in attendance, the zoning inspector, and the township secretary. Chairman Aslanides swore in everyone in attendance by asking them to swear that the information they were about to present, either in oral or written form, is true and accurate to the best of their knowledge. The people responded by stating, “I do”.

**Appeal #624** – Scott Grossenbacher of 6263 Plum St., Louisville, Ohio 44641, Parcel #33-04044, zoned R-1 Single Family Residential, is requesting a variance for an accessory building (storage) to be 22 ft. high instead of the allowed 17 ft. high and 2,304 sq. ft. instead of the allowed 1,280 sq. ft. as permitted in Section 602.4 of the Nimishillen Township Zoning Resolution.

**Scott Grossenbacher of 6263 Plum St.** stepped to the podium to inform the Board that he wants to build a large storage building to store his racing equipment to get it out of the weather and he has had problems with theft on his property. In order to store his truck and trailer, which is 51 ft. long; he wants the building to be 56 ft. long. Discusses the plans the Board was provided.

Gary Brahler asked Mr. Grossenbacher if the fence is on the property line. Mr. Grossenbacher stated that the fence on 3 ½ ft. off the property line and the building is 11 ½ ft. off the property line.

Gary Brahler asked Mr. Grossenbacher is he will remove the other buildings on the property. Mr. Grossenbacher stated only the chicken cope will be removed by this winter.

Gary Brahler asked Mr. Grossenbacher how many acres is his property. Mr. Grossenbacher stated his property is 1.25 acres.

Mr. Grossenbacher stated the he is looking toward the future and the he would like to buy a motor home, which is why the building needs to be higher.

Chairman Aslanides asked Mr. Grossenbacher if the height of the building would be for the motor home. Mr. Grossenbacher stated that his current truck and trailer is 11 ½ ft high, but he would like to get a motor home in the future, which is why the height is higher.

Mr. Grossenbacher discussed with the Board the purpose of the overhang of the building.

Gary Brahler asked Mr. Grossenbacher where the racing cars are located. Mr. Grossenbacher stated the racing cars are in the trailer most of the time. He doesn't let them run all the time to respect his neighbors.

Bill Ehlers asked if Pole Barn Direct would be the builder. Mr. Grossenbacher stated at this time he is not sure who will be the builder. Pole Barn Direct was the best at providing information for the structure.

Bill Ehlers asked Mr. Grossenbacher about the size of the garage doors. Mr. Grossenbacher stated the front door will be 14 ft. tall and on the side facing the house would be 10 x 10 with a man door next to it.

Gary Brahler asked Mr. Grossenbacher if the building will have electric. Mr. Grossenbacher stated maybe later on; right now he is looking for cold storage.

Chairman Aslanides asked Mr. Grossenbacher if the building will have a cement floor. Mr. Grossenbacher maybe later but gravel for now.

Chairman Aslanides asked Zoning Inspector Dale Riggenbach if there were any phone calls regarding the variance. Mr. Riggenbach stated there was 1 call and they questioned if this would be a business. Mr. Riggenbach stated no and the resident was okay with it.

Chairman Aslanides asked if anyone in attendance to speak for or against the variance. No one was in attendance to speak.

***Motion for a Ballot Vote:*** With no other questions and/or discussion, Chairman Aslanides asked for a motion for a ballot vote to approve or disapprove Appeal #624.

***GARY BRAHLER MOTIONED FOR A BALLOT VOTE FOR APPEAL #624 SCOTT GROSSENBACHER SECONDED BY TONY MUCCI. The Board responded by saying 'I'. MOTION CARRIED.***

Roll call voting:	Gary Brahler	--	Approve
	David Foss	--	Approve
	Bill Ehlers	--	Approve
	Tony Mucci	--	Approve
	Pan Aslanides	--	Approve

Chairman Aslanides said **the request for Appeal #624** was **APPROVED** and advised Mr. Grossenbacher to contact Dale during regular office hours (11:30 a.m. to 3:30 p.m. Monday thru Friday) to make arrangements to get whatever paperwork/permits are needed.

**Old Business:** Chairman Aslanides asked Zoning Inspector Dale Riggenbach if there is an update on the variance that was tabled. Mr. Riggenbach stated he has tried to contact them and he has spoken to the resident. Discussion followed.

**New Business:** The Board held a discussion with Zoning Inspector Dale Riggenbach about the sign placed at the property for a variance.

**Approval of Minutes:**

*BILL EHLERS MOTIONED TO APPROVE THE MINUTES FOR JULY 6, 2016 AS WRITTEN SECONDED BY GARY BRAHLER. The Board responded by saying ‘I’. MOTION CARRIED.*

Roll call voting:	David Foss	--	Approve
	Gary Brahler	--	Approve
	Bill Ehlers	--	Approve
	Tony Mucci	--	Approve
	Pan Aslanides	--	Approve

**Adjournment:**

*DAVID FOSS MOTIONED TO ADJOURN AT 7:16 PM SECONDED BY TONY MUCCI. The Board responded by saying ‘I’. MOTION CARRIED.*

Roll call voting:	David Foss	--	Approve
	Gray Brahler	--	Approve
	Bill Ehlers	--	Approve
	Tony Mucci	--	Approve
	Pan Aslanides	--	Approve

\_\_\_\_\_  
Pan Aslanides, Chairman  
Nimishillen Township Board of Appeals

\_\_\_\_\_  
Tony Mucci, Vice Chairman  
Nimishillen Township Board of Appeals

/sd