

Held

April 25,

2023

VA23-03 Garmann Miller 8868 Watkins Road

The meeting was called to order by Chairman Stepp at 5:01 p.m. on April 25, 2023, at the Township Hall. The roll call showed members Sarah Benoit, Shannon Mills, Trent Stepp, Eric Nickolas, and Tommy Hunt present, along with Clerk Laura Brown.

Chairman Stepp explained how the hearings will be conducted and the following people were sworn in: John Singleton, Etna Township Zoning Inspector, and Kasey Perkins, Superintendent Southwest Licking School District.

The adjudicatory hearing was called to order by Chairman Stepp at 5:05 p.m.

The nature of the hearing is to consider Area Variance request VA-23-03 for the application submitted by Garmann Miller for Southwest Licking School District for the property located on 8868 Watkins Road from Section 1005.F Accessory Structures regarding fence height.

John Singleton, Zoning Inspector, reviewed the written Staff Report with a drawing. The parcel is zoned R-1 and the maximum fence height is six foot. Southwest Licking School District is requesting an area variance so they can construct an eight foot fence around the football stadium/track to prevent unapproved entry into the facility. The school has reported incidents of people climbing the existing six foot fence and damaging the field. The facility is an interior feature of the school property and sits approximately 735' west of Watkins Road behind the existing Kirkersville Elementary School (Old Watkins Middle School). If the property was located in a business district the eight foot fence would be permitted. Schools are permitted in most of the other districts. The fence is at least 735' from the nearest residential property. Watkins Grove Subdivision is to the north of the stadium.

Kasey Perkins, Superintendent Southwest Licking School District, presented representing the applicant. The school district is requesting the eight foot fence to secure the property. Kasey Perkins provided the exhibits below.

Exhibit 1 – Narrative Statement consisting of four pages with example pictures of fencing.

Exhibit 2 – Site Diagram labeled Watkins Memorial, Site Details, L2.1

Exhibit 3 – Site Diagram labeled Site Layout and Materials Plan, L1.1

Sarah Benoit moved to close the public testimony portion of the hearing at 5:15 p.m. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

Chairman Stepp discussed the criteria to consider when approving a variance which seems to align with the statement provided from Kasey Perkins.

The fence will be like the pictures provided in Exhibit 1. Kasey Perkins confirmed there have been break-ins but not enough damage to file a claim at this time. The fence is designed to deter climbing.

Sarah Benoit moved to approve area variance VA-23-03 submitted by Garmann Miller for Southwest Licking School District for the property located on 8868 Watkins Road from Article 10 Section 1005 Accessory Structures item F to increase the six (6) foot height requirement in a residential district to eight (8) foot because the Standards for 'Practical Difficulty' (Section 512.B. of the Zoning Resolution) have been met. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

Eric Nickolas moved to close the adjudicatory hearing at 5:24 p.m. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

Public Meeting

Chairman Stepp opened the public meeting at 5:25 p.m. Members Sarah Benoit, Shannon Mills, Trent Stepp, Eric Nickolas, and Tommy Hunt were still present, along with Clerk Laura Brown.

Eric Nickolas moved to approve the minutes from the Board of Zoning Appeals Organizational meeting and adjudicatory hearings on March 1, 2023 for VA23-01 Kretzmann/Dorsey for 10350 Watkins Road, VA23-02 Maronda Homes/Plank Law Firm for Palmer Road and to sign the final orders. The motion was seconded by Shannon Mills and passed by unanimous affirmative vote.

Sarah Benoit moved to adjourn the meeting at 5:26 p.m. The motion was seconded by Eric Nickolas and passed by unanimous affirmative vote.

Laura Brown, Clerk

Trent Stepp, Chairman



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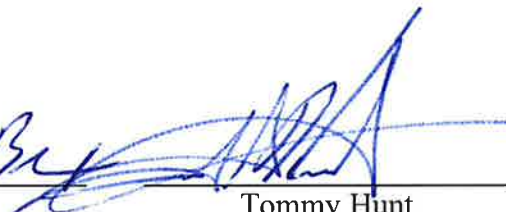

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Members: Sarah Benoit-Shannon Milles-Eric Nickolas-Greig Reis-Trent Stepp
Alternates: Tommy Hunt

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on April 25, 2023, to consider the Area Variance request VA-23-03 for the application submitted by Garmann Miller for Southwest Licking School District for the property located on 8868 Watkins Road from Section 1005.F Accessory Structures regarding fence height.

The board moved to approve area variance VA-23-03 submitted by Garmann Miller for Southwest Licking School District for the property located on 8868 Watkins Road from Article 10 Section 1005 Accessory Structures item F to increase the six (6) foot height requirement in a residential district to eight (8) foot because the Standards for 'Practical Difficulty' (Section 512.B. of the Zoning Resolution) have been met. The motion passed by unanimous affirmative vote.


 Sarah Benoit
 
 Tommy Hunt
 
 Shannon Mills


 absent
 Eric Nickolas
 
 Trent Stepp

The Final Order was approved and signed: 5-30-23

The Final Order was mailed/mailed to applicant on: 6-5-23