

**LIBERTY TOWNSHIP BOARD OF ZONING APPEALS**

**May 12, 2020**

**6:00 p.m.**

**MEETING MINUTES**

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The Board of Zoning Appeals was called to order remotely via Zoom, at approximately 6:00 p.m. by Mr. Schweier. The Pledge of Allegiance was recited.

Upon call of the roll, members in attendance were Mr. Andrew Schweier, Mr. Richard McKinney, Mr. Robert Rogers, Mr. Brian Uhl, and Ms. Brienne Fey. Also in attendance was Bryan Behrmann, Director of Planning and Zoning and Karla Chaney, Zoning Specialist.

Mr. Schweier reviewed the hearing procedures and swore in the Staff.

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Mr. Schweier called for the first case.

Ms. Chaney presented the staff report and PowerPoint Presentation for case **BZA20-007**, Thomas Wallenhorst was requesting variances under Section 4.12.5(3)(a) and Table 4.12-B of the Liberty Township Zoning Resolution to construct a 1400 square foot barn that exceeds the maximum 1000 square feet of accessory structures that are allowed on a 1.348 acre lot and Section 4.12.4(4) to exceed the height of 16’.

Mr. Schweier asked if there were any questions for staff.

Mr. Schweier asked staff if there was anything that needed to be done about the existing garage conversion. Ms. Chaney replied no.

Mr. Schweier asked to hear from the applicant and swore in Mr. Wallenhorst.

Tom Wallenhorst (5660 Yankee Road, Liberty Twp. OH) explained the pole building would not look like a farm barn but more like garage with the 1’ over hang and cupola He also stated there was a large ravine in the rear of the property and a heavy tree line therefore the building should not affect his neighbors.

Mr. Schweier asked if there were any questions for the applicant.

Mr. Schweier asked the applicant if the existing shed would be removed. Mr. Wallenhorst stated yes, the utility shed must be removed to access the pole building. Mr. Schweier asked the applicant if the pole building was for personal use. Mr. Wallenhorst replied yes, for his camper, lawn mower and three personal vehicles.

Ms. Fey asked the applicant is he could use a smaller building. Mr. Wallenhorst replied no, one of the cars would need to be parked behind the other in order to make them all fit in the new building.

Mr. McKinney asked if the applicant was planning to install a hard surface drive way. Mr. Wallenhorst stated yes, either concrete or asphalt.

Mr. Schweier asked if anyone would like to speak in favor of the variance.

Mr. Ron Aylward (6563 Trailview Court, Liberty Twp. OH) stated he visited the area and felt it would be an improvement to the neighborhood.

Mr. Schweier asked if anyone would like to speak in opposition of the variance. There were none.

Mr. Schweier **CLOSED THE PUBLIC HEARING** for BZA20-007 and the Board began their deliberations.

Mr. Schweier stated the applicant worked the staff and the leach field was a hardship.

Mr. McKinney agreed with Mr. Schweier.

Ms. Fey agreed.

Mr. Schweier made a motion for BZA20-007 to **APPROVE** the variance request with staff recommendations. Mr. McKinney seconded the motion. Upon call of roll: Mr. Schweier – yes; Mr. McKinney – yes; Mr. Rogers – yes, Mr. Uhl – yes; Ms. Fey - yes. The motion passed and the request was approved.

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Mr. Schweier made a motion to **APPROVE** the Notice of Decision for BZA20-005. Mr. McKinney seconded the motion. Upon call of roll: Mr. Schweier – yes; Mr. McKinney – yes; Mr. Rogers – yes; Mr. Uhl – yes; Ms. Fey– abstain; The motion passed and the Notice of Decision was approved.

Mr. Schweier made a motion to adjourn. Upon call of the roll, the motion passed unanimously and the **BOARD OF ZONING APPEALS MEETING ADJOURNED.**

Respectfully submitted,

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Andrew Schweier, Chairman

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Karla Chaney, Secretary