

Rushcreek Township Board of Zoning Appeals January 28, 2016

A Meeting of the Rushcreek Township Board of Zoning Appeals was opened by President David Foltz on January 28, 2016, at 7:00 p.m. for the purpose of a hearing on a Conditional Use Application filed by Doug and Lisa Burnworth who reside at 1135 Locust Grove Road, Bremen, Ohio. Their request for a conditional use is regarding the use of a building on their facility as a business in a rural residential area in Rushcreek Township for an occasional weddings and social events.

The meeting began with an introduction of the Officers of the Board of Zoning Appeals followed by the introduction of the Applicants and visitors.

President Foltz conducted a review of the Agenda for the meeting.

First on the Agenda, Applicant Lisa Burnworth spoke outlining what their short and long terms goals are for their business located on their property located at 1135 Locust Grove Road, Bremen, Ohio.

The most important points stated by the Applicant was that they have been operating the small business for weddings since 2012. It is their opinion, as well as others they have spoken with, that they fall under the category of agri-tourism.

She further stated that they limit the number of people attending each wedding to 225. They are mindful of noise and music that may be associated with the business and work to contain that noise by setting limitations with their clients. Further, she stated that they have 2 individuals for every event that handles traffic control. In addition, all food and alcohol is the responsibility of the client and the Burnworths always provide special event insurance. They have passed all inspections to date and will be re-inspected when all the work is completed.

She indicated that they have considered adding public restrooms, but for now they are continuing to use a company that provides porta potty services.

President Foltz then read letters received by the Board of Zoning Appeals from neighbors who wanted to make positive comments for the business but were unable to attend the scheduled meeting. These letters were from Steve McNeil and Brad & Ashley McNeil.

Following the letters, President Foltz indicated that if any of the visitor or neighbors would like to make any comments or ask questions in the matter were welcome to do so at this time.

Several of the visitors who signed in were neighbors and took the opportunity to comment. There was only positive comments made and lots of support shown for the Burnworths and their business.

One question that was asked, is if there would be a limit to the number of weddings that could be booked in one year's time. Lisa stated that they may have possibly 20 weekends out of 52 where they would have a wedding scheduled. She further stated that they are open for all their events approximately 83 out of 365 days a year.

President Foltz asked the Burnworths if they understood all the rules in the Zoning book that must be complied with for this conditional use. And Lisa Burnworth answered yes.

The board did not feel this amount of events represented a nuisance and, therefore, did not place any restriction on them.

The Board, following a short discussion, moved to vote. A Motion to Grant the Conditional Use was made by Phil Miller and seconded by David Pugh and the vote was unanimously passed by all.

Therefore, the Conditional Use was granted to Doug and Lisa Burnworth.

Motion to adjourn meeting was made by David Pugh and seconded by Phil Miller.

Visitors at this meeting:

- Applicant Doug Burnworth**
- Applicant Lisa Burnworth**
- Barbara Hockman**
- Charles Hockman**
- Francis Conrad**
- Jim Downard**
- Pete Hines**
- Lois McNeil**
- Eileen Thomas**
- Roger Guisinger**
- Dave Fox**
- Michael Burnworth**
- Bill Myers, Township Trustee**
- Richard Campbell, Zoning Inspector**
- Chris Bibler**
- Lori Bibler, volunteer secretary**

Board Members present:

- David Foltz**
- Phil Miller**
- David Pugh**
- Tim Thomas, alternate**

