

RUSHCREEK TOWNSHIP
BOARD OF ZONING APPEALS
JULY 26, 2019

Appeals member in attendance: Loren Young, Charlie Hockman, and Zoning Inspector Nikki Schmelzer

Visitors: Bill Myers, Cole Gordon, David Gordon and Teena Gordon

A meeting of the Rushcreek Township Board of Zoning Appeals was opened by Chairman Loren Young on July 26, 2019 at 6:10 p.m.

The committee reviewed the submitted information from Regional Planning exactly how the parcels could be split in order for Cole Gordon to build a home on the parcel split.

The committee suggested that if the property could be lot split, there be some type of egress for the driveway to allow each party road frontage. This would be dependent on the zoning inspector confirming with Regional Planning whether a lot split is possible.

Below is the exact wording read by Loren Young and Charlie Hockman to all visitors attending to make sure they understood what was being read and that they were okay with this.

“Good Wednesday. I think I might have found a solution to the lot split question.

Please see attached. What I came up with would be two ties. Tract One would combine all of the north parcel with most of the middle parcel and a portion of the southern parcel. So long as the acreage is a minimum of 5.01 acres, I think it would create a conforming lot for use. Tract Two would combine the remainder of the middle parcel with the remainder of the southern parcel. Because these two currently have not frontage I don't see this as a problem. The surveyor would do one plat with two legal descriptions (a legal for Tract 1 and a legal for Tract 2). I would have a strawman deed created to transfer both parcels.”

David, Teena and Cole Gordon all agreed the wording was not an issue and that the suggestion based on the picture would work for them to split the parcels so that both parties could have land and home attached. Loren Young further asked Bill Myers if he had any issues with this and he informed that he did not have any issues on behalf of his brother David.

Loren Young called for a vote acknowledging that Tim Thomas had placed his decision with the Zoning Inspector Nikki Schmelzer to relay at the meeting as he was unable to attend but voted yes on the variance as written from Regional Planning. Loren Young made a motion to approve the variance as written by Regional Planning, Charlie Hockman seconded the motion. Charlie Hockman, Loren Young as well as Tim Thomas passed the motion.

Loren Young then asked Nikki Schmelzer to write up a variance which would be done and sent to the Gordons no later than Wednesday with the exact wording on it as submitted by Regional Planning so there wouldn't be any issues.

Loren Young made a motion to adjourn the meeting and Charlie Hockman seconded the motion.

The meeting was adjourned at 6:35 p.m.