

MINUTES – BOARD OF ZONING APPEALS

City of Trenton, Ohio

Date: May 25, 2021 7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

CALL TO ORDER – The meeting was called to order at 7:01 PM.

PLEDGE OF ALLEGIANCE – Recited.

ROLL CALL – Ray Nichols, Edward Yonts, Kami Archibald. Also present Planning and Zoning Administrator Bill Jones. A motion was made by Mr. Nichols to excuse Stacey Matala and Mr. Perry, second by Mr. Yonts. The motion passed 3 yes, 0 no.

APPROVAL OF MINUTES – A motion was made by Mr. Nichols to approve the April 26, 2021 BZA minutes, second by Ms. Archibald. Motion passed 3 yes, 0 no.

NEW BUSINESS

1. A motion was made by Mr. Yonts to elect Kami Archibald the 2021 Board of Zoning Appeals Chair, second by Mr. Nichols. The motion carried, 3 yes, 0 no.
2. Ms. Archibald mad a motion to elect Stacey Matala the 2021 Board of Zoning Appeals Vice-chair, second by Mr. Nichols. The motion carried 3 yes, 0 no.
3. A variance request by Kyle Wade of Todd Homes, LLC concerning 320 Newbury Place in Trenton, Ohio, in reference to a variance request for the location of an in-ground swimming pool and a fence into the side yard area of this address.

- a. Swearing in of witnesses. Bill Jones and Kyle Wade or Todd Homes was sworn in.
- b. Mr. Jones explained the fence and pool application that was presented for approval. He went over the placement of the pool on the plot plan and explained that the City Code does not allow pools or fences in side yards as indicated on the plot plan. Mr. Jones went over the plot plan for this lot and explained that there is a 20 Ft Public Drainage and Access Easement running through the rear yard leaving only about 15 feet between the house and the easement for a pool. Also the pool has to be located at least 5 feet from the house leaving 10 feet for an in-ground pool. The pool was located in the side yard because there was nowhere else to place it. Mr. Jones went on to explain the pool regulations which require a fence of at least 4 feet tall is required around an in-ground pool, the reason the fence is located in the side yard or the property.

Kyle Wade explained the layout of the property and a neighboring property. He went over that the neighbor already has a fence and the proposed fence would line up with the existing fence causing no visual or aesthetic problems.

After no further discussion, the board members present voted as follows:

- Criteria 1. 3 yes, 0 no.
- Criteria 2. 3 yes, 0 no.
- Criteria 3. 3 yes, 0 no.
- Criteria 4. 3 yes, 0 no.
- Criteria 5. 3 yes, 0 no.
- Criteria 6. 3 yes, 0 no.
- Criteria 7. 3 yes, 0 no.

Variance granted as presented.

REPORTS BY STAFF AND BOARD MEMBERS

Mr. Jones reported:

1. A new BZA Board member will be selected in the 06-03-2021 Council meeting so we will have a full board once again.
2. We have a Steering Committee for the new Comprehensive Plan and 1 BZA Board Member would be needed.
3. Training will soon be coming for not only the new Board member but for all members.

No others reports.

NEXT MEETING – June 28, 2021 if needed.

ADJOURNMENT – A motion was made to adjourn by Mr. Yonts, second my Mr. Nichols. The motion carried 3 yes, 0 no. The meeting was adjourned at 7:52 PM.