

HEATH TOWNSHIP ZBA
April 2021

The Heath Township ZBA held a meeting on April 21, 2021 at the Heath Township Hall at 7pm.

Members Present Brad Osborn, Chairman
 Bill Harvey
 Mike Phillips
 David Adkins
 Donna Huber

The meeting was called to order by Brad. Motion by Phillips supported by Adkins and unanimously supported to approve the minutes from the meeting on January 14, 2021.

ITEM 1

To hear a request for a variance from Randy Shelton for relief from Section 16.09(d) to construct an accessory building greater than 30% of the required rear yard.

Mr. Shelton's property is located at 4289 135th Ave. (parcel 03-09-004-007-10) zoned R-1 and is approximately 3.03 acres. The property is approximately 285 ft wide and 460 ft deep. There is an existing assessor building on the property that consists of approximately 3500 sq. ft. Mr. Shelton would like to add an additional accessory building of no more than 48ft by 100 ft.

Randy spoke to the board about his situation to put up the barn for storage for his trailers and RV's. He stated he had spoken with his neighbors and they were all ok with this.
The floor was closed for discussion.

The board reviewed the standards for Section 16.09 (d) variance. Huber wondered if the structure would be wood or metal. Shelton confirmed metal. Shelton was questioned on his original request for dimensions of 40x80 that he now wanted changed to no bigger than 48x100. He stated that his trailers measured that long so he needed longer than he originally thought. A motion was made by Phillips supported by Adkins to approve the variance for accessory building to not accede size 48x100 with stipulations that trailers and RV's will be store inside new accessory building.

ITEM 2

To hear a request for a variance from Robert Dykhuis for relief from Section 5.05(d) to create a new parcel under 5 acres in area.

The property is located at 3692 126th Ave. (parcel 03-09-036-008-00) zoned Ag and is approximately 40.33 acres. This is one of several parcels in a tract of land owned by Mr. Dykhuis as part of a large commercial agriculture operation.

Bob spoke on this farm purchase. The house on the farm was housing for employees, but recently they decided they didn't need as much housing for employees anymore so they were going to sell

this homestead off this farm. The farm is in a PA116 conservation program so they are willing to replace the 2 acres homestead area they want to sell with another area of the farm that currently isn't farmed and make that farmable to keep the acreage the same for the PA116 program.

A neighbor of the farm showed up as well to discuss and approved the change.

The floor was closed for discussion.

The board reviewed the standards for Section 5.05(d) variance. A motion was made by Phillips and supported by Harvey to approve the variance for the creation of a new parcel under 5 acres. Passed unanimously by the board.

The meeting was adjourned at 8:03 pm on the motion of Phillips supported by Harvey and unanimously approved.

Minutes submitted by Missy Harvey, Clerk