

## Stark County Planning and Zoning Commission Minutes

October 11, 2017  
10:00 AM

Chairman Russ Hoff called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Russ Hoff, Scott Decker, Sue Larsen, Jay Elkin, Kurt Froelich, Daneen Dressler, and Byron Richard were present, and absent were Duane Grundhouser and Klayton Oltmanns. Also present were County Planner Steve Josephson, and Nicole Roberts of the Auditor's office.

Kurt Froelich moved to approve the minutes from the August 31, 2017 meeting. Scott Decker seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Karen Feininger. The request is for variances to both the maximum square footage requirement for an accessory structure and the maximum number of farm animals on a lot. The property is Lot 4 of the Replat of Morel's Subdivision and is approximately 5.20 acres in area.

The applicant was requesting the following variances:

- Increase the maximum square footage for accessory structures from 1,200 square feet to 6,000 square feet; and
- Increase the number of farm animals from two per five acres to three horses on a 5.20 acre lot.

Chairman Hoff asked anyone to speak either for or against the variances for Karen Feininger. Chairman Hoff closed the public hearing.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval for the variances to the maximum square footage requirement for an accessory structure of farm animals on a lot. Byron Richard seconded. Roll call vote. All voted Aye and the motion carried.

**STAFF RECOMMENDATION:** Approval of the proposed variances based upon the findings listed above and subject to the following conditions;

- 1. Construction of a single-family residence shall begin on the property within one year of the variances' effective date.**
- 2. A building permit for completion of the pole barn shall be submitted to Stark County at the same time that the permit for the residential structure is submitted.**
- 3. The variance to the maximum square footage for accessory structures shall expire if construction of a single-family residence does not occur within a year of the variance's effective date. Should the variance expire the pole barn shall be removed within thirty (30) days of the expiration date. The property owner may request a one-time six-month extension from the Stark County Commission.**
- 4. If the County Commission denies the six-month extension, the property owner will have 30 days to remove the pole barn.**
- 5. Horses on the property shall be solely for the property owners' personal use.**

Scott Decker moved to adjourn, Kurt Froelich seconded.