

OHIO TOWNSHIP
BOARD OF ZONING APPEALS

The Board of Zoning Appeals met on January 6, 2026 at 6:30 p.m. with the following members present: Marty Waldeck, Brad Haskins, Chris Henderson, Frank Renn, and Bill Honaker. Also present were Les Smith, Zoning Inspector, Emily Supinger, Law Director, and the Applicants, Jeff and Jen Anderson.

Mr. Waldeck called the meeting to order. Mr. Haskins moved to approve the minutes from the September 16, 2025 meeting. Mr. Waldeck seconded the motion. All voted aye. The motion passed.

All witnesses were sworn in by Ms. Supinger.

The only matter on the agenda is a variance application for 3164 SR 132 to allow for an accessory dwelling unit on the property. Mr. Smith gave an overview of the variance request. The property is zone R-1. He received a call in November of 2025 from a finance company seeking zoning verification for an accessory dwelling unit on the property at 3164 SR 132. Mr. Smith was unaware of the unit, and it does not have a zoning permit. Mr. Smith was advised that the dwelling unit was there when the applicants purchased the property. Mr. Smith referred the matter to the County, and the County instructed the applicants to apply for a zoning permit. Mr. Smith advised the owners that they would need a variance.

Mr. Renn asked if there were still garages at the rear of the property. The applicants confirmed that the garages are still there. Mr. Anderson indicated that the separate dwelling unit was built in 1996. Mr. Renn asked about the septic for the unit. Mr. Anderson indicated that there is septic and it is regularly inspected by the County. Mr. Waldeck asked if there was a separate address for the dwelling unit. Mr. Anderson indicated that it's all one address and his son resides in the unit. The property consists of almost 7 acres.

Mr. Renn confirmed that all the neighbors received notice of hearing, and no one has raised any objections to the variance request. Mr. Renn also commented positively on all the improvements that the applicants had made to improve the property.

Mr. Waldeck made a motion to approve the variance request to allow for the accessory dwelling unit. Mr. Renn seconded the motion. All voted aye. The motion passes.

Mr. Haskins made a motion to adjourn. Mr. Waldeck seconded the motion. All voted aye. The meeting adjourned at 6:50 p.m.

Approved by the Board of Zoning Appeals on the 8 day of Jan, 2026:



Chairperson, Board of Zoning Appeals