

OHIO TOWNSHIP
BOARD OF ZONING APPEALS

The Board of Zoning Appeals met on April 30, 2025 at 6:30 p.m. with the following members present: Frank Renn, Marty Waldeck, Brad Haskins, Chris Henderson and Ed Grove. Also present were Les Smith, Zoning Inspector, Emily Supinger, Law Director, and the Applicants, Richard Riehle Jr. (1223 Frank Willis Memorial Road) and Michael Cameron (1221 Frank Willis Memorial Road).

Mr. Waldeck called the meeting to order at 6:32 p.m. Mr. Renn moved to approve the minutes from the January 7, 2025 meeting. Mr. Haskins seconded the motion. All voted aye.

All witnesses were sworn in by Ms. Supinger.

The first matter on the agenda is a variance application for 1223 Frank Willis Memorial Road for the placement of a camper and accessory building (shed) within the front yard setback. Mr. Smith gave an overview of the variance request. Mr. Riehle's property is located in the Conservation District which has a minimum 75-foot front yard setback. Mr. Smith indicated that he viewed the property and noted that it was in violation of the zoning code due to the location of the camper and the shed within the front yard setback area of the property. Mr. Smith said that the property is on a hillside and it is steep. The yard goes up approximately 50 feet. There is also a creek on the property.

Mr. Riehle addressed the Board. He built the house on the property, which is approximately two acres. The biggest problem he encountered was the septic system. There were very few flat spots on the property. He built the house behind the system. He also built a retaining wall and he parks his boat behind it. He cannot get the camper back there with the boat. Mr. Renn asked if there is an area behind the house that could be excavated to store the camper. Mr. Riehle indicated that that it would not be possible. He uses the 12X12 shed to store firewood for wintertime. It is located back a way from the driveway. He told the Board he would like to leave the camper where it is in front. He is getting ready to retire and he plans on using the camper to travel during the wintertime. He had also allowed Mr. Cameron, his neighbor, to store his camper in the same area.

AJ Long, 2104 Beech Cove, addressed the Board. He is the vice-president of the HOA. He stated that for half the year it looks bad. It is unsightly. There are rules for their HOA, and he follows the rules. He thinks there is another location on Mr. Riehle's property where the camper could be stored that is more in the trees and would be less noticeable from the road. He's not sure what the ground is like in that spot. He has no problem with the location of the woodshed.

Mr. Riehle stated that the area is where his leech field is, but he could move it there, since it is just a back-up system and he should not need it.

Wayne Hartman, 2116 Beech Cove, president of HOA, addressed the Board. He stated that everyone in the HOA abides by the same rules. Everyone else in the HOA is required to store their campers in off-site storage. The rules should not be different for Mr. Riehle.

Jonathan Zimmerman, 1293 Beech Cove, addressed the Board. He read provisions from the HOA to the Board that prohibit the storage of the trailers in the front yards. He personally has to pay to store his RV offsite.

Mr. Riehle stated that he is located on the main highway going to New Richmond, not back in the Beech Cove area of the HOA, so he does not believe this variance would affect the Beech Cove residents. He also read the standard from the zoning resolution for variances. He believes that the variance will preserve his property rights due to the topography of his property.

Steve Hack, 2110 Beech Cove, address the Board. He has lived in Beech Cove for 35 years. He has a trailer, it is stored offsite. He would love to store it on his property, but it is an eyesore. But he does not think his neighbors would like it.

The property that Mr. Riehle owns was for sale for a long time – decades. Mr. Hack asked Mr. Riehle when he built the house and when he bought the camper. Mr. Riehle stated that he bought the camper after he bought the property. Mr. Hack stated that he thinks that's a problem, as Mr. Riehle should have known the rules. If this variance is granted, a lot more people will try and do it. The HOA is willing to work with people, but this is a problem.

Connie Hartman, 2116 Beech Cove, addressed the Board. She said they have the ability to park their trailers behind their house, but they choose not to. She is opposed to granting the variance.

Gail VanCamp, 2072 Beech Cove, addressed the Board. She said the campers are very unsightly. It is not a nice approach to their houses. The gentleman knew what the rules were. It is in the HOA bylaws. You can't change the rules after the fact.

Mr. Waldeck advised the neighbors that the Board only enforces the zoning resolution, not the HOA rules. The HOA could enforce its bylaws if it chose to, but that does not have anything to do with the standards that the Board needs to follow for granting a variance.

Mr. Haskins made a motion to approve to approve the variance for the shed and camper with the condition that the camper be moved to a more hidden location, as suggested by Mr. Long during his testimony. Second by Mr. Grove. All voted yes. The variance is approved.

The second matter before the Board was a variance request from Michael and Kelly Cameron, 1221 Frank Willis Memorial Road to allow the placement of a camper and two sheds within the front yard setback. This property is also zoned Conservation District which has a minimum 75-foot front yard setback. The camper is located very close to the rear of the house, but he has drainage ditches on either side so he cannot physically move it behind the house. There is an 8X8 building located in the front yard that was there when they moved in. He also has a geothermal system on the property. He keeps lawn and garden items in the shed. There is a second shed that is 12X14. It was also built before he purchased the house. He stores power tools in there. Mr. Smith stated that they were not noticeable from the road and did not see them until he inspected the property for this matter.

Mr. Haskins asked about the location of the camper. Mr. Cameron stated that it is parked near his cars. It is not easy to see.

Mr. Renn stated that he would have a hard time turning these applicants down with all the other eyesores we have in the township. He recognizes that the camper is a problem for them, but there are worse areas in the township.

Mr. Haskins made a motion to grant the variance for the camper and the accessory buildings. Mr. Renn seconded the motion. All voted yes. The variance is approved.

Mr. Waldeck made a motion to adjourn. Second by Mr. Haskins. All voted yes. The meeting adjourned at 7:38 p.m.

Approved by the Board of Zoning Appeals on the 17 day of June, 2025:



Chairperson, Board of Zoning Appeals