

CCRPC Executive Committee

Including Two Variance Requests

Monday, November 27, 2023

Commissioners' Conference Room

Vice President Larry Boal called the meeting to order at 3:30 PM on Monday, November 27 with the following members present: Larry Boal, Fred Wachtel, Steve Lonsinger, and Denny Balo. Attendance sheet is attached. This meeting was necessary because we did not have a quorum for the full board meeting scheduled on Monday, November 20, 2023.

Minutes

The minutes of the August 14, 2023 Executive Committee were presented for approval. Hearing no additions nor corrections, Denny moved, and Larry seconded that the minutes be approved. Motion carried.

Old Business

The financial report and the CCRPC activity report through October 31 were presented for review and discussion. Steve moved and Denny seconded that the reports be accepted. Motion carried. A copy of both reports is included with these minutes.

New Business

Variance Request – Judy Kaser – Undersized Lots

A copy of the variance request is attached.

Judy Kaser owns a 1.5-acre parcel on TR 33 in Jefferson Township. The parcel has two existing homesites with separate driveways, wells, and septic systems. She requests to split the property into two 0.75-acre tracts so that she can keep where she lives and transfer the other to her grandson. The Health Department reports there is adequate space for replacement leach fields on both lots.

Fred moved and Steve seconded that the variance be granted. All voted in favor of variance. Variance granted.

Variance Request – Denise Smith – Undersized Lots and Splitting on an Easement

A copy of the two variance requests is attached.

Denise Smith owns two contiguous tracts totaling 1.679 acres. The property has no road frontage. It is only accessed by an easement that is used by at least five other owners. The traveled way is less than 12 feet wide and there is no maintenance agreement on file spelling out the responsibilities of all parties to care for the easement.

Denise wants to create two parcels. One would contain the existing home and garage and be approximately 1.2 acres; the other would be vacant ground and be approximately 0.5 acres. She wishes to sell the larger tract and retain the smaller tract on which she would like to build a new home.

The Coshocton Health District is concerned that the proposed new 0.5-acre homesite might not be able to support an on site well and septic system. The topography is fairly steep downhill and there may not be adequate room to place a home and a new well and a new septic system. Denise was asked to provide how this will be addressed. To date, nothing has been provided.

After additional discussion, Steve moved and Larry seconded that the variances be denied. All voted in favor of the motion to deny.

Other Business

None.

Next Meeting

The next Executive Committee Meeting will be scheduled, when necessary.

Having no other business to discuss, Vice President Larry Boal adjourned the meeting at 4:50 p.m.

Minutes prepared by Fred Wachtel.

Fred Wachtel 11/28/23

minutes approved 4/1/24
Fred Wachtel