

Dover Township
Zoning Hearing Board
May 16, 2018

Chairman Phillip Brown called the meeting to order at 7 p.m. Members present: Jeffrey Edmonds, Steve Barkdoll, Robert Wright, and alternate Richard Pope. Absent: Jane Ginter. Also present: Zoning Officer Georgia Sprenkel, Solicitor Mike Craley, Stenographer Tammy Rinehart, Recording Secretary, and four citizens.

Mr. Brown noted that Mr. Pope will be an official voting member for tonight's meeting, in Mrs. Ginter's absence.

I. Minutes

Motion by Edmonds, second by Barkdoll, to approve the minutes of the meeting of April 18, 2018. All members voted aye; motion carried.

II. Zoning Cases

A. **ZHB 18-2, Ken and Renee Poff; Request for Special Exception for Special Events venue at 3901 Schoolhouse Road; Agricultural Zone**

Ken and Renee Poff, 3890 Schoolhouse Road, were present on this application. They would like to open a wedding venue in their barn, to preserve the barn for future use, since they no longer use it for horses and hay. The barn would be used for ceremonies and receptions. This style of wedding venue (in an old barn) is becoming very popular and very expensive. They would like to offer their property to those who get married there at a more reasonable price compared to other venues in the area.

The catering will be an outside venture, not their responsibility. How about the parking? If the weather is poor for days on end, the grass area will be unuseable. They would love to put the parking area in stone (not paving). They will offer the property for weddings or perhaps birthday parties. Access is via the stone driveway.

Lighting for an evening wedding? They will use their existing lighting, which really is plenty. How about music? They prefer a DJ, rather than a live band. Space inside might well dictate this. The nearest neighbor is about 300 yards away.

Mrs. Poff's parents, Mr. and Mrs. Brenner, actually live on and own the property. The Poffs lease this property from the Brenners. The Brenners have approved this use of the property. This will be a seasonal operation – May through perhaps November. Two weddings per month maximum. No heating or air conditioning to be installed. There is already water service to the barn, including a water heater. Portable toilets are to be used, at least for now. Obtaining those facilities will be the Poffs' responsibility, as opposed to the rental party's responsibility.

Mr. Craley referred to the list in the application that indicates the actual plans of the applicants for their property and confirmed with the Poffs that yes, this is what they will do.

If alcohol is served, a certified bartender must be present. Permitting alcohol on this site poses no problem with Township regulations. Any renters will sign an approved contract, and all vendors must provide certificates of insurance, etc.

No questions or testimony from the audience. There are no comments from the Planning Commission.

Ruling:

Motion by Wright, second by Pope, to approve the application by Ken and Renee Poff for Special Exception for special events venue in the Ag zone as presented. All members voted aye; motion carried.

III. Other Business

Nothing at this time.

Motion by Wright, second by Barkdoll, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:23 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary