

Darby Township
Board of Zoning Appeals (BZA) Minutes
July 6, 2026

The Board of Zoning Appeals met on Monday, July 6, 2026 at 6:30 pm at the Darby Township Hall, Unionville Center, OH. The following Board Members/Alternates were present: Dennis Graham, Mike Priday, Mark Marsh, Nathan Cunningham, and Tyler Clemans. Others present included: Jackie Ward (Inspector), Amy Chapman (Secretary), Mike Rausch, David Huber, Brad Schoch, Brett Rogers, Jennifer Rogers, Brenda Chrystie, Robert Chrystie, and Hillary Carlson.

Mr. Graham, Chair called the meeting to order and the Pledge of Allegiance was recited. The minutes from the previous meeting were reviewed and approved via a voice vote.

Mr. Graham read the public notice and gave a summary of the hearing.

Ms. Ward gave a summary of the packet that was presented to the board on the variance and conditional use permit. The 9.44 Acre lot is zoned R-1 and is excluded from agriculture use. The lot could possibly qualify for conditional use relating to an accessory building that will be used to board horses and conduct riding lessons (agritourism). The zoning variance would increase the accessory building coverage percent to 11.11%. The current coverage of accessory buildings on the property is 2.02 % and the number of accessory buildings has been met and exceeded. 1.4% is the current zoning coverage % set for R-1. It was noted the height of the accessory building did not need a variance. LUC stated that a building in front of the home does not violate any resolution and confirmed it could possibly be agritourism as Conditional Use.

Ms. Carlson gave a history of her career as an Equestrian for 30 years. She plans to conduct riding lessons, board 10 of her horses and have training horses at the facility. The property currently has a stable, barn, and an outdoor riding arena.

Neighbor Brett Rogers expressed concern for possible drainage issues that may affect his property. It was noted by Mr. Priday that Union County Soil and Water are responsible for deciding how to proceed. Ms. Carlson and Brad Schoch added that they will work with a civil engineer to address drainage.

Neighbor Robert Christie expressed concerns including his common access shared driveway with the property, the overall increase in size of the accessory building, parking concerns, vehicle traffic, manure, and 2 Gas pipelines that cross the property. It was noted by Chair Graham that the pipelines in question have no bearing on the accessory building variance.

After discussion by the board members, Mr. Marsh made a motion to table the variance and conditional use application as requested until the applicant provides a business plan which includes but is not limited to the waste management plan, the waste disposal business plan, how the plan meets the agritourism definition, the hours of operation, the maximum number of horses, the trailer storage plan, the shared driveway maintenance plan and how the gas pipeline easement issues, if any will be handled. Mr. Clemans seconded the motion. Roll Call vote- Mr. Marsh-yes, Mr. Priday- yes, Mr. Graham-yes, Mr. Cunningham- yes, Mr. Clemens- yes. No nay votes were expressed against the motion. The variance and conditional use request was tabled until more information can be provided at a future meeting.

There being no further business a motion to adjourn the meeting was made and seconded. A call was made for a verbal vote and all members responded with a yay. No Nay votes were expressed. Motion unanimously passed. The meeting was adjourned.