

Darby Township
Board of Zoning Appeals (BZA) Minutes
May 13, 2026

The Board of Zoning Appeals met on Wednesday, May 13, 2026 at 6:30 pm at the Darby Township Hall, Unionville Center, OH. The following Board members/alternates were present: Nathan Cunningham, Mike Priday, and Tyler Clemans. Others present included: Jackie Ward (Inspector), Mike Rausch (Secretary), Dallas Erdmann, Carrie Erdmann, Cody Timm, Shay Burris, David Gruenbaum, and Amy Chapman. The meeting was called to review the application for a Zoning Variance submitted by Dallas and Carrie Erdmann, 13859 Robinson Rd, Plain City, OH.

Prior to the meeting it was explained that the Zoning Resolution indicates that 3 board members was sufficient to conduct the hearing. Mr. Priday also added that per ORC the result would need to be a unanimous vote for or against. The applicants indicated they understood.

Mr. Priday, acting Chair, called the meeting to order and the Pledge of Allegiance was recited. The minutes from the previous meeting were not yet available, so they were not reviewed.

Ms. Ward gave a summary of the packet that was presented. Mr. Rausch read the Public Notice. Ms. Ward indicated that per a discussion with LUC, it was recommended that if the variance was passed it has a condition that the existing home be torn down either by 18 months from the original issuance of the building permit or be torn down by 6 months of the occupancy permit being granted.

Mr. Erdmann indicated that prior to the home being torn down, they may have to move furniture and other home items into the garage of the new home rather than renting a storage facility. Mr. Timm, the builder, indicated he had already had a discussion with the Erdmanns indicating that they may have to temporarily relocate while the home was being torn down. Mr. Timm also indicated in similar past situations it only takes a couple days to tear down and bury the existing home.

After discussion by the board members, Mr. Cunningham moved to grant the variance request with the condition that the existing home be torn down by a max of 60 days from the issuance of the Occupancy permit by Union County. Mr. Clemans seconded the motion. A roll call vote was taken with all voting for the motion to grant the variance; Mr. Cunningham - Yes, Mr. Priday - Yes, Mr. Clemans - Yes. No votes were expressed against the motion. The variance request was granted with conditions.

There being no further business a motion to adjourn the meeting was made and seconded. Mr. Priday called for a verbal vote. All members responded with a Yea. No Nay votes were expressed. Motion passed. The meeting was adjourned.