

Darby Township
Board of Zoning Appeals (BZA) Minutes
May 22, 2026

The Board of Zoning Appeals met on Friday, May 22, 2026 at 6:30 pm at the Darby Township Hall, Unionville Center, OH. The following Board members/alternates were present: Mike Priday, Dennis Graham, Mark Marsh, Kris Vollrath and Tyler Clemans. Others present included: Jackie Ward (Inspector), Mike Rausch (Secretary), David Huber, and Charlie Scheiderer. The meeting was called to review the application for a Zoning Variance submitted by Charlie Scheiderer, 13425 SR 38, Marysville, OH.

Mr. Graham, Chair, called the meeting to order and the Pledge of Allegiance was recited.

The minutes from the previous meeting were reviewed. The minutes from the meeting were moved to be accepted by Mr. Vollrath and seconded by Mr. Marsh. Minutes were approved via a unanimous roll call vote; Mr. Marsh - Yes, Mr. Clemans - Yes, Mr. Priday - Yes, Mr. Graham - Yes, and Mr. Vollrath - Yes.

Ms. Ward gave a summary of the packet that was presented. She indicated there were 2 parcels owned by Mr. Scheiderer for a total of 3.833 acres. She clarified that the variance request is for the total square footage for accessory buildings based on the size of the parcels. Ms. Ward also explained that the county auditor lists the existing accessory building as 6 separate buildings, but they are all connected. She indicated that the guidance from LUC and the trustees was to treat that as 1 accessory building. Thus, Mr. Scheiderer will meet the regulation of no more than 2 accessory buildings.

Mr. Scheiderer gave a summary of his plans for the new accessory building. He will not be running a business out of the barn and will only be for personal use. His plans are to use the barn for his orchards and for some sheep. He described the existing structure and why it will not meet his needs. He also showed the board on the satellite picture where the location of the accessory building will be in relation to the house and existing structure.

The board discussion covered various topics. It was questioned why the application stated it was an agricultural building when the purpose was not for agriculture and for personal use. After input from Mr. Scheiderer, it was determined that was a mistake on his part listing it in the application description. The board and Mr. Scheiderer were in agreement it would not be for agriculture use. Mr. Rausch and Ms. Ward were both contacted by a neighbor, Jeannie Thompson, who expressed a concern regarding a tile they have and drainage from their property along with if there was going to be another driveway. These concerns were shared with the board and Mr. Scheiderer. Apparently Mr. Scheiderer has spoken to Ms. Thompson and the concerns were addressed as the tile is not in the area of the new accessory building and there will not be a second driveway. There was discussion amongst the board members on the 2 parcels in relation to the new accessory building.

After discussion by the board members, Mr. Marsh moved to grant the variance request per the application with the condition that the 2 parcels; 0700010050000 and 0700010060000, cannot be sold independently. During discussion, Mr. Graham moved to amend the motion to add that this building is not to be considered as an Agricultural accessory building and is for personal use only. Mr. Clemans seconded this amendment. A roll call vote was held on the amendment portion only; Mr. Marsh - Yes, Mr. Clemans - Yes, Mr. Priday - Yes, Mr. Graham - Yes, and Mr. Vollrath - Yes. The motion as amended was then voted on with a roll call vote; Mr. Marsh - Yes, Mr. Clemans - Yes, Mr. Priday - Yes, Mr. Graham - Yes, and Mr. Vollrath - Yes. There were no No votes cast. The motion passed as amended and the variance is granted with the 2 conditions regarding the 2 parcels not being sold separately and the not for agricultural use stipulation.

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