

WHITE OAK TOWNSHIP
Zoning Board of Appeals Minutes
September 22, 2025

The September 22, 2025 Zoning Board of Appeals meeting was brought to order by Judy McManaman at 7:00 P.M. In attendance were: Zoning Administrator Katrina Griffith, ZBA members Judy McManaman, Jeffrey Steckelberg, and Diane Graf. Also attending were Mike Marshall Sr., Mike Marshall Jr., Bob McManaman, Bob Kapp, Emily Sheathelm, John Kemler, Ben & Missy Noll, Allen Baker, Abbey Baker, and Dustin Grover and others that did not sign in. Judy led us in the Pledge of Allegiance. The Board introduced themselves.

The application submitted by Emily Sheathelm and Robert Kapp was presented. Mr. Kapp explained that he has the “truck trailer” to use for storage until such time that he finished the pole building, then he plans to remove it. After some deliberation a motion was made by Judy McManaman to approve the variance and allow the applicants 6 months to complete their project and remove the “truck trailer”, with a possible extension of another 6 months if necessary but must show proof of progress on the barn. Motion was seconded by Diane Graf. Vote: Judy – yes, Jeff – yes, Diane – yes. Motion carried.

We received variance applications from the following people: Patrick Priest, Jason Ladd, Michael Marshall, Dustin Grover, Melissa Noll and Ronald Halliday. Each of them have a “truck trailer” on their property. None of them acquired permits prior to having them placed so they received notices of violation from our Zoning Administrator. They are all in violation of the White Oak Township Ordinance Section 4.20 Temporary and Portable Buildings, Uses, Structures and Special Events, under paragraph B, “Mobile homes, mobile or temporary offices, trucks, truck trailers, vans or other passenger vehicles or trailers shall not be used for storage, warehousing, retail sales, services or offices, except by approval of the Zoning Board of Appeals and subject to conditions imposed by the Zoning Board of Appeals”. Judy McManaman read the recommendations from the building inspector:

A Truck Trailer/conex/cargo/shipping container may be placed as an accessory building with the following conditions/guidelines:

1. All containers listed above must meet height and setback standards within the zoning district. As per setback standards listed in the White Oak Township Ordinance, all containers must be placed behind the front of the dwelling.
2. Container must be placed on a foundation with the following specifications: 4” reinforced cement slab poured on a 6” sand or gravel base.

3. Container must be painted within 60 days after installation and maintained thereafter.
4. Electrical service is permitted according to local, state, and federal codes.
5. Plumbing or stack vents are not permitted.
6. Occupying building is not permitted.
7. Not to exceed one container without board approval, and may not be double stacked, or placed beneath the surface.
8. Containers must have a lockset that operates from the inside. (Dead Bolt)
9. Owner must obtain a zoning permit and have an approved inspection for zoning, foundation work and a final inspection when completed.
10. Container must conform to all requirements within 60 days of approval.

Public comment was opened up. Several applicants had complaints about the need for the foundation that was listed #2. Our building inspector spoke up and stated that another viable option would be 12" of pea stone. Several people complained of the blight in the Township and they were instructed to fill out complaint forms if they so wish. There were other comments. Public comment was closed.

After some deliberation Judy made the motion to approve the applications for variance with the following requirements. Also stating that from this day forward for any new applications for "truck trailers" the foundation stated in #2 would be required.

- 1.) Owner must obtain a zoning permit and have an approved inspection for zoning within 60 days of hearing.
- 2.) All containers listed must meet height and setback standards within the zoning district. As per setback standards listed in the White Oak Township Ordinance, all containers must be placed behind the front of the dwelling.
- 3.) Containers must be able to be unlocked and opened from the inside. This requirement must be completed within 60 days of hearing.
- 4.) Container must be painted either a neutral color or a color to match the surrounding area, and maintained thereafter.
- 5.) Electrical service is permitted according to local, state, and federal codes.
- 6.) Plumbing or stack vents are not permitted.
- 7.) Occupying container is not permitted.
- 8.) Not to exceed one container without board approval, and may not be double stacked or placed beneath the surface.
- 9.) All requirements above must be completed by July 1, 2026, and have a final inspection when completed.

Motion seconded by Jeffrey Steckelberg. Roll call vote as follows: Judy McManaman – yes, Diane Graf – yes, Jeffrey Steckelberg – yes. Motion carried.

Meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Leela A. Vernon, Clerk

White Oak Township