

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
February 16, 2017

The meeting was called to order by Chairman J. Horen at 7:00 p.m.

Members present: J. Horen, D. Darland, G. Brandt, W. Sinke, J. Krueger
Members absent: None
Also present: None

Also in Attendance: See Sign-In Sheet

The Pledge of Allegiance was recited by those present.

Motion by D. Darland, seconded by G. Brandt to adopt the agenda as presented.

Motion carried.

Motion by W. Sinke, seconded by D. Darland to approve the minutes of January 19, 2017 as presented.

Motion carried.

Public Input

Public input was opened and closed at 7:06 p.m. with no one in attendance wishing to speak.

New Business

Chase, Martin, 09-100-024-300-190-00, 2532 Midland Road, Pole Barn/Lot Variance

Chairman J. Horen read the notification where as Martin Chase is requesting a 455 sq ft variance to erect a 30' X 50' pole barn. The original request was modified from 1920 sq feet, or 32' X 60', to the current request of 1500 sq feet. J. Krueger asked Mr. Chase if he would consider building a 30' x 40', or 1200 sq ft pole barn. Mr. Chase responded that the suggested size would not be large enough. G. Brandt commented, referring to Chapter 3, page 16 of the Zoning Ordinance. The chart details the maximum size of an accessory building to be 90% percent of the home/dwelling floor area. The size of the Chase home per assessor records is 1,161 sq ft. Mr. Chase contends his home is 1,176 sq ft. The Board discussed, noting that no hardship currently exists to allow the additional variance requested. **D. Darland moved to deny the request for the 30' X 50' ft pole building as the request does not meet conditions for approval set forth in Zoning Ordinance #52 Sec. 18.10,(a)(b)(c), W. Sinke supported.**

Roll Call Vote:

Yes: D. Darland, W. Sinke, G. Brandt, J. Krueger, J. Horen

No: None

Absent: None

Motion carried to deny application.

Prior to leaving, Mr. Chase conversed with the members of the Board. W. Sinke requests that the Township Supervisor and Building Inspector check the property in question which may have a 30' X 50' pole building located very near to Mr. Chase's home. The accessory building is located at 2570 Midland Road, and may have been previously denied a variance.

Murphy, Jason & Kayla, 09-100-038-200-570-02, 22 W. S. Saginaw Road, Side Lot Variance

Chairman J. Horen read the notification from Jason and Kayla Murphy regarding the 6 ft side yard set-back variance on the south side of the property line in order to rebuild a 14 X 30 ft garage that was damaged by fire. The garage will be rebuilt on the existing footprint, with no increase in size to the structure. The foundation will be replaced as it needs repairs, but within the existing pattern. Douglas L. Conrad, of 24 Westside Saginaw Road, was in attendance to support the Murphy's in their attempt to rebuild their garage.

D. Darland made a motion to to approve the side yard variance in that as 18.10 (a), is met due to the extreme narrowness and angle of the lot; 18.10 (b), is met because of the narrowness of the lot and the practical difficulty and hardship that exists is substantial enough that justice would be done by allowing the variance to be approved. 18.10 (c) is met as the uniqueness of the parcel is not as general or recurrent and similarly the dimensions of the garage rebuild are not changing.

W. Sinke supported the motion.

Roll Call Vote:

Yes: G. Brandt, W. Sinke, D. Darland, J. Krueger, J. Horen

No: None

Absent: None

Motion carried to approve application.

Reports

None

Communications

J. Krueger moved to accept Communications, D. Darland supported. **Motion carried.**

With nothing further to discuss, the meeting was formally adjourned at 7:45 p.m. with motion duly made by W. Sinke, J. Krueger supporting. **Motion carried.**

Respectfully,

Joy Krueger
Secretary