

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS

May 16, 2019
*As Corrected 6/20/2019**

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

Members present: J. Horen, A. Lyday*, G. Brandt, W. Sinke and J. Krueger

Members absent: T. Miller

Others absent: none

Also, in Attendance: Randy Broadfoot, Ryan Broadfoot, Bob Wuepper

The pledge of allegiance was recited by all present.

Motion by J. Horen, seconded W. Sinke by to adopt the agenda as presented.

Motion carried.

Motion by J. Krueger, seconded by A. Lyday to approve the minutes of April 18, 2019 regular meeting as corrected with the deletion of “manufactured” on page 1 and page 2.

Motion carried.

Public Input

Public input was opened and closed at 7:07 p.m. with no one present from the public wishing to speak.

Items for Consideration

J. Horen read the letter sent out to the adjoining Broadfoot property owner requesting a sixty (60) foot variance for a proposed pond on the Three Mile Road property. 09-100-036-300-070-02

Ryan Broadfoot stated that the DEQ would allow the pond to be moved twenty (20) feet farther north therefore reducing the variance to forty (40) feet requested rather than the sixty (60) feet. He also stated that the DEQ states that ponds must be five hundred (500) feet from a county drain.

J. Horen stated that the neighbor Mr. Mindykowski did not have a problem if R. Broadfoot would stay sixty (60) feet away from the property line.

Broadfoot stated that the property was already purchased.

Discussion followed among the Zoning Board of Appeals members.

R. Broadfoot stated that he could narrow the pond and make it longer giving another ten (10) to maybe fifteen (15) feet.

Charter Township of Monitor

Regular Zoning Board of Appeals Meeting of May 16, 2019

J. Horen moved to accept the changes that R. Broadfoot will make on the pond narrowing the pond to sixty (60) feet leaving 112.5 feet on the north side of the pond and seventy-five (75) feet to the south side of the pond. This will then only require a twenty-five (25) foot variance for the pond on the south side of the proposed pond.

R. Broadfoot acknowledged the changes with his initials on J. Horen's drawing confirming all changes as stated above.

Motion by J. Horen, seconded by W. Sinke to grant a twenty-five (25) foot pond side variance because of the DEQ requirements and not reoccurring in nature as it applies to Section 18.10 A, B, C.

18.10(a) The location of this pond is limited because of the 500-foot DEQ requirement. The pond does not infringe on the neighbor's property.

18.10(b) The DEQ requirements created a practical difficulty, Public Act 451; Part 305 of Natural Rivers.

18.10(c) Not reoccurring in nature. The neighbor's pond is similar in size.

Roll call vote:

Yes: W. Sinke, G. Brandt, J. Horen, A. Lyday, J. Krueger

No: None

Absent: Miller

Motion carried

J. Horen read the letter sent to Bob Wuepper's neighbors regarding the property at 5347 Three Mile Road, parcel ID number 09-100-025-300-020-03 requesting a variance to build a building on the south side of his house.

No neighbors voiced any concern.

B. Wuepper's proposed garage square feet of 24 feet x 24 feet= 576 square feet. He also has a small garage 12-foot x 27 foot = 324 square feet which brings the total square footage of garage buildings to 900 square feet.

According to the township's new ordinance, B. Wuepper could have one attached or detached garage up to 80% of his residence square feet. Current home square footage is 1408 square feet; eighty (80) percent of 1408 square feet is 1126.40 square feet.

Motion by J. Krueger, seconded by G. Brandt to approved the proposed garage and existing garage since it falls well under the maximum 1126 square feet for a garage according to Township ordinance 67. No variance is required, except for the Zoning Board of Appeals to acknowledge that this property will have two attached garages. The location of the septic field will not make it feasible to locate an accessory building in that area. Monitor Township Ordinance 67 18.10 A, B and C have been met:

Charter Township of Monitor

Regular Zoning Board of Appeals Meeting of May 16, 2019

18.10(a) The hardship is the eighty-eight (88) foot septic field length because of the plateau and slope, two (2) ten (10) foot plateaus, one (1) on the north and one (1) on the south side, and an additional fourteen (14) foot slope on both sides.

18.10(b) There are no public septic safety issues.

18.10(c) This is not recurring in nature.

Roll call vote:

Yes: J. Krueger, G. Brandt, J. Horen, A. Lyday, W. Sinke

No: None

Absent: Miller

Motion carried

Motion by J. Horen supported by W. Sinke to adjourn.

Motion carried.

Meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Joy Krueger
Secretary
JK/djp