

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS

June 20, 2019

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

Members present: J. Horen, T. Miller, G. Brandt, W. Sinke, J. Krueger

Members absent: None

Others absent:

Also in Attendance: A. Lyday-Alternate, R. Sheppard-Attorney, Martin Crook

The pledge of allegiance was recited by all present.

Motion by G. Brandt, seconded by T. Miller to adopt the agenda as presented.

Motion carried.

Motion by J. Krueger, seconded by J. Horen to approve the minutes of May 16, 2019 regular meeting as corrected to add A. Lyday, Alternate to members present.

Public Input

Public input was opened and closed at 7:05 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 property owners regarding the Martin Crook, 130 Salzburg Road, property id 09-100-B15-000-017-00 requested variance.

M. Crook stated that the original building size desired was twelve (12) foot wide by twenty (20). 240 square feet.

J. Horen asked if the building would have a foundation. The answer was no.

A large maple tree is present in the area where Mr. Crook wants to locate the accessory building. The tree is eighteen (18) feet from the south lot line and seventeen (17) feet from the west property line.

R. Sheppard discussed Section 2.19 Building and Section 2.104 Yard. R. Shepard went on to explain that if Zoning Board of Appeals claim mature trees a hardship, this would set precedent in the future.

Discussion followed.

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Water run off was discussed among the members and M. Crook.

M. Crook stated the height of the sidewalls are seven (7) feet.

Motion by G. Brandt, seconded by T. Miller to approve the variance granting a seven (7) foot variance on the south property line. It is noted that this shed has no foundation and is potentially movable if necessary.

18.10(a) Narrowness of the lot with a sixty (60) year old home and limited space in the backyard.

18.10(b) The spirit of the ordinance is upheld in order to allow this property an accessory building as granted to other township residences.

18.10(c) Not a general characteristic to have lots with the rear yard sold off as what happened in the 1960 approximately to this original property.

M. Crook agreed with a 12 x 18 feet accessory building eliminating the west variance and leaving a variance request only for the south property line only. M. Crook agreed to put a crock on the west side of the accessory building with a gutter on the south side of the building.

Roll call vote:

Yes: J. Krueger, G. Brandt, J. Horen, T. Miller, W. Sinke

No: None

Absent: None

Motion Carried

Communications

Motion by T. Miller supported by W. Sinke to acknowledge receipt of Communications.

Motion carried.

Motion by J. Horen supported by G. Brandt to adjourn.

Motion carried.

Meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Joy Krueger

Secretary

JK/dlj

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