

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
June 18, 2015

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

Members present: J. Horen, D. Darland, T. Miller, and J. Krueger, Alternate Member
Members absent: J. Gwizdala, W. Sinke
Also present: None

Also in Attendance Were: Applicant

The Pledge of Allegiance was recited by all present.

Motion by D. Darland, seconded by T. Miller to adopt the agenda as presented with the addition of Election of Officers.

Motion carried.

Motion by D. Darland seconded by J. Horen to approve the minutes of October 23, 2014 regular meeting as presented.

Motion carried.

Election of Officers

Motion by D. Darland to retain J. Horen as Chairperson, T. Miller as Secretary, and to table election of the Vice Chairperson. Supported by J. Krueger. Motion carried.

Public Input

Public input was closed at 7:05 p.m. with no one present wishing to speak.

New Business

James Niedzwiecki, 09-100-P08-000-058-00, 2939 Queen Anne's Lane

Since a full Board is not present, the applicant was given the option of tabling his request until a full Board could be present. The applicant chose to proceed.

Mr. Niedzwiecki is requesting a variance to build a shed in his side yard since he is not allowed to block the view of the pond in his backyard by the subdivision covenant.

J. Horen read the letter that was sent to addresses within 300' of the applicant's property.

Discussion:

J. Krueger had several questions around the size of the house and, particularly, the garage.

Several members noted that there may be unpermitted accessory buildings in the subdivision.

T. Miller moved that inasmuch as the variance request is in violation of township Ordinance 52, Section 3.26(a) requiring that "detached accessory buildings shall be located in rear yards," and "In no event shall a detached accessory building be constructed in a required front or required side yard," and as much as the required conditions of Section 18.10 are not met, and the conditions of the request were created in the design of the development, the variance is denied as requested.

D. Darland supported.

Roll call vote:

Yes: J. Horen, D. Darland, T. Miller, J. Krueger

No: None

Absent: W. Sinke, J. Gwizdala

Motion carried to deny the request.

Communications

T. Miller moved to accept Communications. D. Darland supported. Motion carried.

J. Horen moved to adjourn. D. Darland supported. Motion carried.

The meeting was adjourned at 8:25 p.m.

Respectfully,

Terry Miller
Secretary