

CHARTER TOWNSHIP OF MONITOR  
ZONING BOARD OF APPEALS  
August 18, 2016

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

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

Also in Attendance Were:

**Motion by D. Darland , seconded by J. Gwizdala to adopt the agenda as presented.**  
Motion carried.

**Motion by D. Darland seconded by J. Horen to approve the minutes of May 19, 2016 as presented.**  
Motion carried.

**Public Input**

Public input was opened and closed at 7:04 p.m.

**New Business**

Harrington Setback, 09-100-024-400-340-04, 4853 Baxman Rd.

Chair Horen read the letter sent to residents within 300 feet of the Harrington property and the purpose of the hearing. Mr. Harrington is requesting a variance of 11.8 feet to allow the separation to be only 8 feet 4 inches between his residence and his existing accessory building. Section 3.26 of the Zoning Ordinance requires a 20 foot separation between accessory structures and the principle residence.

Discussion followed between the Board members and Mr. Harrington regarding possible solutions to his issue.

D. Darland discussed his conversation with the Township's Planning Attorney and made the following motion:

**D. Darland moved to approve an 11.8 foot variance for the setback distance between his residence and accessory building with the condition that the existing accessory building be designated as the garage/accessory building and that no other accessory structure be allowed on the existing parcel. Section 18.10 a), b), and c) are met in that the parcel has a limited area for an addition to the dwelling due to the location of the utility easement. The intent of the ordinance is met and the reoccurrence of the utility easement location is not a township-wide issue. Supported by J. Horen.**

Roll call vote:

Yes: Horen, Darland, Gwizdala, Miller, Sinke

No: None

Absent: None

**Motion carried to grant the variance with the condition identified.**

**Reports**

None

**Communications**

**W. Sinke moved to accept Communications. T. Miller supported.**

**Motion carried.**

**J. Horen moved to adjourn supported by T. Miller. Motion carried.**

The meeting was adjourned at 7:29 p.m.

Respectfully,

Terry Miller  
Secretary