

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
August 20, 2020

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

Members present: J. Horen, J. Kruger, A. Lyday, C. Schweitzer, D. Zube (Alternate)
Members absent: G. Brandt
Also present: R. Sheppard-Attorney

Also, in attendance: Bill Woolwine

Motion by Schweitzer, seconded by Zube to adopt the agenda as presented.

Motion carried.

Motion by Schweitzer, seconded by Lyday to approve the minutes of July 16, 2020 as presented.

Motion carried.

Public Input

Public input was opened and closed at 7:01 p.m. with no other public wishing to speak.

Items for Consideration

Public Hearing

09-100-037-100-650-01
5178 Kasemeyer Road
Serenus Johnson
Set back Variance

Horen read the letter sent to adjacent property owners of 09-100-037-100-650-01, 5178 Kasemeyer Road, Bill Woolwine. He is requesting a rear yard setback be reduced from the required 25 feet to five (5) foot.

Krueger asked Woolwine why he did not want to expand the Serenus Johnson original 2.6 acres to the 1.3-acre addition that was interpreted in a previous ZBA meeting.

Woolwine explained that he personally bought the twenty (20) acres behind Serenus Johnson. He could sell the some of the property to Serenus Johnson, but at this time he has no intention to do so.

Sheppard explained that Serenus Johnson may expand the current parcel in increments, but can expand one time only. Shepard also explained that the proposed building would have eighteen (18) foot sidewalls with the five (5) foot setback.

Krueger stated that 18.10(a) in Ordinance 67 states, “.....Zoning Board of Appeals shall not grant a variance on a lot if the owner or members of his or her family own or owned adjacent land which would without undue hardship, be included as part of the lot.”

Woolwine pointed out his Building C which has a variance and the setback is five (5) foot. Building C was built in 2000.

Krueger pointed out that when Building C was erected, the adjoining property was not owned by Woolwine.

Schweitzer asked why not just expand the lot to the west.

Krueger pointed out Section 3.47 (4) states, “The setback from all property lines shall be equal to the highest point of the building plus an additional 10 feet. However, in no event shall the setback be less than 25 feet.”

Woolwine shared a letter with the members, written by Fire Chief Kramer dated June 12, 2020 in regards to a Planning Commission meeting scheduled for September 1, 2020, regarding the proposed storage building site plan.

Horen asked Woolwine the actual size of the building.

Woolwine replied, “160 by 40”

Discussion between the members and Woolwine continued.

Fire protection was discussed by the Planning Commission members.

Horen opened public input.

With no one wishing to speak, Horen closed public input.

Krueger asked Woolwine what his hardship was.

Woolwine stated, maximizing the twenty (20) acres.

Schweitzer said she struggles with this request because there is no hardship. Current hardship only affects future development, not the issue at hand.

Discussion followed.

Motion by Schweitzer, supported by Zube to deny the variance request because no hardship was found in Section 18.10 A, B & C. At this time the request is a self-imposed hardship.

Roll call vote:

Yes: Horen, Krueger, Schweitzer, Lyday, Zube

No: None
Absent: Brandt
Motion carried

Horen asked Schweitzer if they had anything to report to the Zoning Board of Appeals members.

Schweitzer had nothing to report.

Motion by Horen to accept communications
Motion carried.

Motion by Horen supported by Zube to adjourn.
Motion carried.

The meeting was adjourned at 8:10 p.m.

Respectfully,

Joy Krueger
Secretary
Jk/djp