

CHARTER TOWNSHIP OF MONITOR  
ZONING BOARD OF APPEALS  
May 20, 2021

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

Members present: J. Horen, J. Kruger, A. Lyday, C. Schweitzer, G. Brandt,  
D. Zube (Alternate)  
Members absent: None  
Also present: R. Sheppard-Attorney, David Meisel, Brandon Hopkins

**Motion by Brandt, seconded by Horen to adopt the agenda as presented.**  
Motion carried.

**Motion by Brandt, seconded by Schweitzer to approve the minutes of October 15, 2020 as presented.**  
Motion carried.

**Election of Officers**

Nominations were opened for Chair, Vice-Chair and Secretary

**Motion** by Brandt, supported by Schweitzer to keep the Officers the same as 2020 for 2021.

**Motion** carried by unanimous vote.

Nominations closed. The offices elected accepted their respective offices and thereafter Horen presided at the meeting as Chairman, Lyday as Vice Chair and Krueger acted as Secretary of the meeting.

**Public Input**

Public input was opened and closed at 7:12 p.m. with no one present from the public wishing to speak.

**Items for Consideration**

09-100-K05-000-023-00  
4672 2 Mile Road  
Side yard variance-Garage addition

Horen read the notice sent to the property owners 300 foot from the property located at 4672 Two Mile Road.

David Meisel is requesting a five (5) foot variance from the south property line to be able to erect an addition to his existing garage. The proposed addition would be twenty (20)

foot by twelve (12) foot attached to the west /back side of his existing garage, which is located three (3) foot from the south property line.

Horen addressed Meisel regarding his current non-conforming garage. The house was built in the 1950's and it was estimated that the current garage was built in the 1960's.

Lyday noted that the garage built in the 1960's could possibly be a hardship.

Brandt and Lyday both mentioned that the addition would not be visible to any neighbor due to a fence that is currently in place.

Meisel told the Commissioners that the neighbor to the south had no problem with the addition.

Brandon Hopkins, construction engineer for Meisel, told the Commissioners that the roof line will set below the current garage roof line.

Horen asked Attorney Sheppard about the narrowness of the lot.

Sheppard stated that the proposed addition is more conforming than the existing garage. 18.10(a) of Ordinance 67 has been met due to exceptional narrowness of the lot.

**Motion** by Schweitzer, supported by Brandt to grant a five (5) foot variance to Meisel.

18.1(a) Exceptional narrowness of the lot and the existing garage existed for 50 plus year

18.1(b) Would cause unnecessary hardship in carrying out the strict letter of this Ordinance

18.1(c) Hopefully not reoccurring in nature

Also, with the condition the drainage be addressed to avoid any problem with water run off on neighboring properties.

**Roll call vote:**

**Yes: Krueger, Horen, Brandt, Lyday, Schweitzer**

No: None

Absent: None

**Motion carried**

Schweitzer was asked by Horen to give an update on Planning Commission.

Schweitzer told the Commissioners about the agenda from the May 4, 2021 Planning Commission meeting. Topics were Gazebo's, accessory building waivers, setbacks, breezeway attaching garage to home and lot size reduction for subdivisions.

Discussion continued among the members.

Sheppard explained to the members that the Planning Commission, due to cost containing efforts, decided not to invite the Township Attorney to attend meetings.

Schweitzer continued to tell the members, that a motion was made and carried at the Planning Commission meeting to have Attorney Sheppard attend all Planning Commission meetings. A copy of the minutes was given to the Township Board of Trustees, but nothing was discussed at the Board meeting.

Schweitzer explained that Chairperson Bellor has now agreed to have Attorney Sheppard at the Planning Commission meetings based on the complexity of the considerations.

**Motion** by Horen, supported by Schweitzer to have Attorney Sheppard attend all ZBA meetings.

**Motion carried**

Brandt gave an update on the Board of Trustees meetings.

**Communications received**

**Motion by Horen supported by Lyday to adjourn.**

**Motion carried.**

The meeting was adjourned at 7:55 p.m.

Respectfully,

Joy Krueger  
Secretary  
Jk/djp