

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
MARCH 16, 2023

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

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

The Pledge of Allegiance of the United States of America was recited by those present.

**Motion by Krueger, seconded by Zube to adopt the agenda as presented.
Motion unanimously carried**

Motion by Brandt, seconded by Lyday to approve the minutes of November 17, 2022.

Horen abstained.

All but Horen - Yes

Motion carried.

Election of Officers

Nominations were opened for Chair, Vice-Chair and Secretary

Motion by Horen, supported by Zube to nominate Lyday for Vice-Chair for 2023

Motion carried by unanimous vote.

Motion by Lyday, supported by Zube to nominate Horen for Chair for 2023

Motion carried by unanimous vote.

Motion by Horen, supported by Brandt to nominate Krueger for Secretary for 2023

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 7:05 p.m. with no one present from the public wishing to speak.

Items for Consideration

Ordinance Interpretation

Ordinance 67 Section 3.14 Minimum Street Frontage

09-100-013-200-010-11

Menard Inc.

Horen read the public hearing letter sent out to adjoining property owners.

Horen explained that the ZBA is being asked to interpret section 3.14, regarding the minimum contiguous frontage.

Jeremy Card addressed the zoning members stating that Menards contends that the frontage is 102 feet.

Sheppard discussed section 3.49 shared access on the non-residential lots. Sheppard also discussed 14.09 (a) parking and section 14.17 loading space.

Zube asked Sheppard if this is common in the township?

Sheppard replied, "It is not common."

Zube described the property as unique.

Discussion continued among the members.

Lyday asked about a traffic study.

Brandt reviewed section 3.14. The width of any vehicular access easement shall be excluded in calculating street frontage.

Krueger said the easement makes this situation very difficult to determine. A legal description for the driveway/easement would make contiguous much clearer.

Motion by Zube, supported by Lyday to table the interpretation until a complete survey has been completed, to include easements/road easements and information on existing water lines and sewer lines.

Roll Call Vote: All yes

Communications received

Motion by Horen to adjourn.

Motion unanimously carried.

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

Respectfully,

Joy Krueger
Secretary
Jk/djp