

CHARTER TOWNSHIP OF MONITOR  
ZONING BOARD OF APPEALS  
SEPTMEBER 21, 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, C. Schweitzer  
Members absent: D. Zube (Alternate)  
Also present: R. Sheppard-Attorney, Brad & Beth Andreski

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

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

**Motion by Schweitzer, seconded by Lyday to approve the minutes of the June 15,  
2023, meeting.  
Motion carried.**

**Public Input**

Public input was opened and closed at 7:02 p.m. with no one present from the public wishing to speak.

**Items for Consideration**

09-100-034-200-030-13

Brad Andreski

5566 S. 4 Mile Rd.

Side Yard Setback Variance Section 3.27/5.05

Horen read the letter sent out to surrounding property owner for Brad & Beth Andreski, ordinance variance request to the property at 5566 S. Four Mile, property id 09-100-034-200-030-13. The Andreski's are requesting a variance of 25 feet on the south side of their property for the erection of a 30 x 50 accessory building.

The Andreski's addressed the board of their request.

The request on the variance application was submitted incorrectly. The Andreski's are requesting a 15-foot variance not a 25-foot variance.

Sheppard explained that the board could grant a variance lesser than originally requested but not a variance greater than the original.

Schweitzer states she does not see a hardship.

Sheppard discussed hardships.

Horen opened and closed public comment, with no one wishing to speak.

The members were looking for a hardship.

Much discussion among the members and the Andreski's continued.

**The members determined the following conditions have been met:**

18.10 (a) Practical difficulty on original lot and after buying the added 2.5 acres, the side yard setback is now 40 feet, and “or of the use of property immediately adjoining the property” including the substation location.

18.10 (b) Spirit of the ordinance being observed by limiting the size of the proposed building to 30 x 50, as if he had not bought the additional property.

18.10 (c) Will not be so recurring because it is a proportional setback, for a proportional size structure, which will be next to unbuildable property substation and create a buffer between the substation and the occupant's home.

Drainage was discussed. Krueger suggested that positive drainage be maintained, with no added accessory structures.

Beth & Brad Andreski adjusted their request from 25 feet to 15 feet by initialing the public hearing notice.

**Motion by Krueger supported by Schweitzer to approve a 15-foot side yard variance with restrictions .The conditions of 18.10 a, b, c as discussed, have met. The limitation is 1,500 square feet with proposed building. Restrictions include maintain positive drainage and no additional accessory structures. (Excluding a pool building, limited to 200 square feet)**

**Roll call vote:**

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

No: None

Absent: None

**Motion approved.**

**Discussion**

Regarding Fencing of Small-Scale Solar Facilities –  
D. Rochow, Zoning Administrator

Krueger read Section 3.52 of ordinance 67.

3.52 (b) (7) “Screening, Ground Mounted Solar Energy Systems shall be screened from adjacent residential uses and districts.

Discussion continued.

Schweitzer interprets the ordinance to require screening.

**Motion** by Horen supported by Lyday, to table D. Rochow request, until all members have the correct copy of the current ordinance.

**Motion unanimously carried.**

Communications accepted.

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

**Motion unanimously carried.**

The meeting was adjourned at 8:45 p.m.

Respectfully,

Joy Krueger  
Secretary  
Jk/djp