

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
March 21, 2024

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

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

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

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

**Motion by Schweitzer, seconded by Zube to approve the minutes of January 18,
2024, meeting.
Motion unanimously 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-R25-000-002-01
624 E. Salzburg
Accessory Building Side yard variance
Paul Reinsch

Horen read the public hearing letter sent out to adjoining property owners. Reinsch is requesting a 10-foot side yard variance.

The new ordinance requires a 25-foot setback and Reinsch would like a 15-foot setback.

Horen, read the letter from Logan Smith, the neighbor to the East of his property (lot# 1) of the Roth Subdivision and a letter from Marth Woodford (lot #3), approving proposed modifications to his property.

Attorney Sheppard stated he has worked for Reinsch in the past.

Reinsch spoke about the twelve (12) foot sidewalls that he would like to build. The proposed building size is 24 x 30, 720 square feet. He also stated what the proposed cost of the project would be.

The location of the septic field was also discussed among the members.

Zube felt the septic field was a hardship along with the trees and placement of the house.

The pre-existing shed would be removed, and the new accessory building would be less nonconforming than the current building.

Based on the lot size, placement of the house on the smaller size lot, along with septic field location, the members were in unanimous agreement that 18.10 a, b and c conditions were met.

Motion by Zube supported by Schweitzer to *approve* the ten (10) foot side yard variance.

Roll Call Vote

Yes: Horen, Schweitzer, Krueger, Lyday, Duff

No: none

Absent: Brandt

Motion carried

09-100-024-200-020-05
2822 E. North Union
Accessory building side wall variance
Nick Chambers

Horen read the letter that was sent out to the neighbors of 2822 East North Union Road.

The proposed building would be 72 feet by 32 feet, total square feet of 2,304.

The parcel is 15.87 acres and is currently zoned agricultural.

Members discussed the zoning of the parcel.

Krueger asked Sheppard about the proposed building being used as agricultural farm building.

Since the parcel is zoned agricultural, the Zoning Board of Appeals does not need to give a variance for the accessory building.

Krueger told Chambers no building permit is necessary, however he will need to apply for a Zoning Compliance permit, along with electrical, mechanical, and septic permits, if necessary.

Motion by Lyday supported by Schweitzer to table the consideration, since it is not necessary to grant a variance, because it is an agricultural building zoned in AG. The applicant clarified that he is currently farming the property.

Roll Call Vote

Yes: Horen, Schweitzer, Krueger, Duff, Lyday

No: none

Absent: Brandt

Motion carried

Horen discussed a meeting time change for the Zoning Board of Appeals.

After discussion among the members, a 6:30 p.m. time is the preferred start time, subject to Board of Trustee concurrence.

Horen reviewed the definition of an attached garage, section 3.27 of the ordinance.

Sheppard gave input on attached garage and a detached garage, as outlined in section 3.27.

Krueger accepted Communications.

Motion by Horen, supported by Schweitzer to adjourn.

Motion unanimously carried.

The meeting was adjourned at 8:11 p.m.

Respectfully,

Joy Krueger
Secretary
Jk/djp