

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
May 16, 2024

The meeting was called to order by Chairman Horen at 6:30 p.m.

Members present: J. Horen, J. Kruger, A. Lyday, C. Schweitzer

Members absent: G. Brandt, excused.

Also present: R. Sheppard-Attorney. L. Hunt, C. Stock

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

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

**Motion by Krueger, seconded by Horen to approve the minutes of April 18, 2024,
meeting.**

Motion unanimously carried.

Public Input

Public input was opened and closed at 6:35 p.m. with no one wishing to speak.

Items for Consideration

09-100-002-200-060-01

2336 Old Beaver Road

Accessory Building Variance

Lori Hunt

Horen read the letter that was sent to the adjoining property owners of 2336 Old Beaver Road, requesting two variances for the proposed accessory building.

L. Hunt stated that she has 2.7 acres of land, however due to flood way issues, she only has one acre of useable space.

Hunt explained that she can build in a flood zone, but not in a flood way. She will have to install flood gates, to build the proposed accessory building.

Sheppard discussed new FEMA ordinance amendments that must be adopted by townships that have a flood plain, by July 31, 2024. Sheppard explained that there may be a change in the elevation of the parcel.

Hunt explained that the house was amended off the flood plain map because she put a pond on the property and used the dirt for fill around the house to meet FEMA/EGLE requirements.

Hunt explained that she should be allowed to follow the one-acre accessory building requirements since the south end of the property is unusable space, due to the flood way.

Hunt is requesting a 10-foot variance at the proposed front of the 40 x 40 accessory building since the drainage ditch angles on the west side. The back of the proposed building would require five feet or less from the west property line.

Much discussion among the members continued.

Hunt explained the hardship is because over half the parcel is restricted by FEMA.

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

Horen stated that 18.10(a) is met because of the topographic of the property itself and existence of the flood plain.

18.10(b) The spirit of the ordinance is upheld because of the amount of usable property available to build on is comparable to a one-acre lot.

18.10(c) It would not be reoccurring in nature.

Motion by Horen supported by Schweitzer to approve the two variances and require that all FEMA and EGLE flood plain requirements must be met.

Roll Call Vote

Yes, to approve: Horen, Krueger, Lyday, Schweitzer

No: none

Absent: Brandt

Motion carried.

Sweitzer reported on Planning Commission.

Motion by Horen, supported by Schweitzer to adjourn.

Motion unanimously carried.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Joy Krueger
Secretary
Jk/djp