

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
Special Meeting Date
June 7, 2012

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

Members present: J Horen, D. Darland, T. Miller, J Krueger
Members absent: W. Sinke, J. Gwizdala
Also present:

Also in Attendance Were: Paul Meylan of 3138 Seven Mile and Bryan Schwab of 668 E. Townline Rd.

Motion by Darland seconded by Krueger to adopt the agenda as presented.

Motion carried.

Motion by Krueger seconded by Darland to approve the minutes of May 17, 2012 as presented.

Motion carried.

Public Input

Public input was opened and closed at 7:04 p.m. with no one wishing to speak.

New Business

Schwab Land Division Side Yard Variance 3138 Seven Mile Rd.

09-100-006-200-030-00, 09-100-006-200-020-00

The Schwabs are requesting a side yard variance of 1.8 feet (one and eight tenths) to divide their farm property.

Chairman Horen read the public hearing notice sent to neighbors within 300 feet.

A letter from the Assessor explaining the requested division was read.

Discussion among ZBA members s to whether this is a back yard or side yard.

D. Darland moved to approve a variance with a minimum of eighteen (18) feet between the two agricultural buildings (Bldg #1 40' x 50' being the most SE and Bldg #2 40' x 100' being approximately 36 ½ feet NW from the first.) being that Section 18.10(a) is met by farm buildings being approximately 36½ feet apart and the farm being split with one agricultural building going with the small parcel still being used agriculturally; Section 18.10(b) splitting is a practical difficulty given the situation of the agricultural buildings; Section 18.10(c) splitting is not so common, but may be more common in the future. Section 18.11(a) being an existing farm and splitting into two farms of thirty-five plus acres (35+) and approximately forty-three acres (43) preserves the rights of the property and use by others; Section 18.11(b) the variance will allow the preservation and rights similar to neighboring properties; Section 18.11(c) the condition is not so reoccurring, but is starting to

become a condition that is recognized by the Township Board. Supported by Krueger.

Chairman Horen reminded the applicant that his application could be tabled to a meeting with more members present, if he chose. With four members of the Board present, a tie would defeat the motion. Mr. Schwab chose to proceed with the vote.

Roll call vote:

Yes: Horen, Darland, Miller, Krueger

No: None

Absent: Sinke, Gwizdala

Motion carried.

Department/Committee Reports

Darland apprised the Board that they may wish to read their definitions and decide what “Athletic Grounds” means as that may be coming to the Board.

Communication

Miller moved supported by Darland to accept Communications.

Motion by Horen supported by Krueger to adjourn. Motion carried
The meeting was adjourned at 7:28 p.m.

Respectfully,

Terry Miller
Secretary