

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
JULY 15, 2010

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

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

Also in Attendance Were: Robert Coutz of Eurich Homes, Paul & Karen Reagh

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

Roll call:

Yes: Gwizdala, Horen, Darland, Krueger

No: None

Absent: Miller, Sinke

Motion carried.

Motion by Darland seconded by Horen to approve the minutes of June 17, 2010 as presented.

Roll call:

Yes: Horen, Darland, Krueger

No: None

Absent: Miller, Sinke

Abstain: Gwizdala

Motion carried.

Public Input

Public input was opened and closed at 7:05 p.m. with no public wishing to speak.

New Business

Foster-Reagh Backyard Variance –09-100-G05-000-013-00, 2709 Fairfield Dr.

Horen read the notice that was sent to neighbors who live within 300 feet.

Horen also read the note submitted by neighbor Richard and Roberta Behmlander who have no objection to the sun porch addition.

Horen gave the Reagh's the option to table their variance request since only four board members were present. They chose to continue.

Robert Coutz of Erich Homes presented pictures of other Goetz Court residences that have sun rooms and attached lean-to's. He also presented pictures of the proposed addition.

Horen mentioned that this is on a corner lot so we have two front yards.

Krueger asked the distance to the rear lot line if the addition would be built. That would be approximately 26 feet. They would need a 15 (fifteen) foot variance. Krueger noted that this subdivision was platted before the zoning ordinance was adopted.

Darland cited a court case that stated that medical reasons do not create a hardship.

Motion by Gwizdala to grant a fifteen (15) foot rear yard variance to the property at 2709 Fairfield Drive, since it meets the criteria of Section 18.10 a, b, and c. The lot size and situation of the building on the lot make it somewhat unusual.. The neighbor directly to the north has no objection. The lot in question has two front yards since it is a corner lot. Under the spirit of the ordinance, there is no public safety hazard nor does the proposed structure obstruct anyone's view. The variance sought is not so general since there are only seven out of the fifty-one lots in Goetz Ct. with this type of lot configuration.. Supported by Krueger.

Roll Call:

Yes: Gwizdala, Krueger, Darland, Horen

No: None

Absent: Miller, Sinke

Motion carried.

Reports

Darland mentioned that a joint meeting of the Township Board and Planning Commission is being scheduled to discuss fences and wind energy.

Horen mentioned that Thumb National Bank is not happy with ZBA's decision last month at the June 17, 2010 meeting.

Communications

Gwizdala moved to accept communications. Darland seconded. Motion carried.

Krueger moved Gwizdala supported to adjourn. Motion carried.
Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Joy B. Krueger
Acting Secretary