

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
August 19, 2010

The meeting was called to order by Warren Sinke at 7:00 p.m.

Members present: D Darland, W Sinke, T. Miller, J. Krueger
Members absent: J Horen, J Gwizdala,
Also present: None

Also in Attendance: Thomas Willard

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

Motion carried.

Motion by Darland seconded by Krueger to approve the minutes of July 15, 2010 as presented.

Motion carried.

Public Input

Public input was opened at 7:03 p.m.

Public input was closed at 7:03 p.m. with no public wishing to speak.

New Business

MetroFab 09-100-T02-000-006-00 1650 Tech Drive—25' Rear Lot Variance

Mr. Willard was advised that he had the option of postponing his request until a full board was present. He opted to proceed.

Mr. Willard wants to build a 60' x 80' accessory building on the southeast corner of his property. He will need a 25 foot rear yard variance in order for trucks to be able to deliver raw materials. Mr. Willard noted that he had sufficient parking and he has met the requirements of the fire department.

Darland noted that this is really a side yard variance not rear yard. There was much discussion clarifying the request and its need.

Miller moved to grant the twenty-five (25) foot rear variance for MetroFab at 1650 Tech Drive because the existing structures present an undo hardship regarding proper storage of steel product thus meeting Sec. 18.10(a). Sec. 18.10(b) is met regarding employee safety in regard to truck traffic turn around clearance and it exceeds fire standards. Sec. 18.10(c) is met in as much as the issues are unique to this facility. There have been no stated objections by neighbors or the DDA and the additional building storage should improve the attractiveness of the Tech Park. Supported by Darland.

Roll call vote:

Yes: Darland, Sinke, Miller, Krueger

No: None

Absent: Horen, Gwizdala

Motion carried.

Communication

Miller moved to accept Communications supported by Darland. Motion carried.

Krueger moved to adjourn. Miller supported.

The meeting was adjourned at 7:46 p.m.

Respectfully,

Terry Miller
Secretary