

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
July 17, 2014

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

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

Also in Attendance Were: Clarence Patterson, Laurie Jammer, Kristine Ferris

The Pledge of Allegiance was recited.

Motion by Sinke, seconded by Darland to adopt the agenda as presented.
Motion carried.

Motion by Darland seconded by Sinke to approve the minutes of June 19, 2014 as presented. J. Gwizdala abstained from voting as he was absent last meeting.
Motion carried.

Public Input

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

Items for Consideration

Election of Officers

Motion by Darland supported by Sinke to keep the same slate of officers as in 2013.
Motion carried to elect J. Horen chairperson, W. Sinke vice-chairperson, T. Miller secretary.

Resume Patterson Land Division and Side Yard Variance, 09-100-019-200-010-01

Chairman Horen read the letter of notification sent to adjoining properties. A letter from Kristine Ferris in support of the variance and land split was read.

Chair Horen reviewed the issue that the barn would need a side yard variance with the recommended split. The Pipeline Right-of-Way is on property owned by the Ferris estate just west of the proposed property line.

Question by L. Jammer regarding future usage of the property that it not be turned into a construction business or gravel pit. Board Members said that while frontage may allow for a split it would be unlikely and need special approval because of the depth..

The property to the west is farmland. This property is unique because the property adjacent belongs to them but is a pipeline easement on which nothing may be built.

Motion by Darland to approve a side yard setback of 20 feet along the west side of 09-100-019-200-010-01 and to allow a variance of the depth ratio allowing an additional 144 feet of depth for the parcel know as 255 Midland Rd.

Section 18.10 is met in that

- a) topographic conditions being shale piles remaining on the parcel which thus limits the current and future use of the parcel;**
- b) the parcel has a pipeline easement right-of-way on the west side and an existing post frame building within twenty (20) feet of the said easement thus allowing the need for a side yard variance to allow substantial justice be done;**
- c) The uniqueness of the parcel is not a general re-occurrence in the township.**

Motion supported by W. Sinke.

Roll call vote:

Yes: Horen, Darland, Gwizdala, Sinke, Krueger

No: None

Absent: T. Miller

Motion carried to allow a 20 foot side yard variance on the west and more than a 4:1 ratio for the land division of the property at 09-100-019-200-010-01.

Reports

Darland reported that Michigan Sugar on M-84 is being asked to return to Planning Commission to file an amended site plan as the pipes mounted above the pond were not on the site plan and they are a structure.

There was also discussion at Planning as to whether generators were structures.

Communications

Motion carried to accept Communications.

Motion by Horen supported by Krueger to adjourn. Motion carried.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

J. Krueger
Acting Secretary