

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
January 19, 2017

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

Members present: J. Horen, D. Darland, W. Sinke, T. Miller

Members absent: G. Brandt

Also present: J. Krueger, Alternate Member

Also in Attendance: See Sign-In Sheet

The Pledge of Allegiance was recited by those present.

Horen appointed J. Krueger as Acting Secretary for the meeting.

Motion by J. Krueger, seconded by T. Miller to adopt the agenda with correction striking alternate from election of officers.

Motion carried.

Motion by D. Darland, seconded by W. Sinke to approve the minutes of November 22, 2016 as presented.

Motion carried.

2017 Election of Officers

Nominations were opened for Chair.

Motion by D. Darland, seconded by W. Sinke to nominate J. Horen as Chair.

Nominations closed. Motion carried to elect J. Horen as Chair for 2017.

Nominations were opened for Vice-Chair.

Motion made by T. Miller, seconded by J. Horen to nominate W. Sinke as Vice-Chair.

Nominations closed. Motion carried to elect W. Sinke as Vice-Chair for 2017.

Nominations were opened for Secretary.

Motion made by W. Sinke, seconded by T. Miller to nominate J. Krueger as Secretary.

Nominations closed. Motion carried to elect J. Krueger as Secretary for 2017.

The officers elected accepted their respective offices and thereafter J. Horen presided at the meeting as Chairman, and J. Krueger acted as Secretary of the meeting.

Public Input

Public input was opened at 7:10 p.m.

Public input was closed at 7:10 p.m. with no other public wishing to speak.

New Business

DeShano, Randy, 09-100-007-200-080-04, S. 7 Mile Road, 190' sand removal.

Jason DeShano was in attendance and addressed the Zoning Board of Appeals representing his father in the matter of a reconsideration of the April 1, 2017 deadline for completion of excavation project on above property. Because of the weather and road restrictions he is asking for an extension on the deadline for completion of the sand removal. Most of the work will be completed during July and August of 2017, with a target for completion in the latter part of 2017. Mr. DeShano has asked for an extension of the deadline to April 1, 2018. J. Horen commented, stating the Board decision was based on the potential problems with excessive dust, and concern of the property owners if excavation would be done late into the evenings. Mr. DeShano states that contractor Gushow has agreed to excavate during the week, and during the times previously approved by the Zoning Board of Appeals. Prior approval was given with a work schedule from 8:00 am until 8:00 pm. The excavation will be based on the demand for the sand. T. Miller suggested that the dust ordinance be added to the motion.

D. Darland moved that the Zoning Board of Appeals reconsider the previous motion from November 17th, 2016 minutes regarding the deadline for completion of the excavation project, seconded by Krueger.

T. Miller moved that the day of finalization of the project be extended from the original April 1st, 2017 to April 1, 2018 conditional upon the necessary dust suppression, seconded by D. Darland.

Roll Call Vote:

Yes: Sinke, Darland, Miller, Krueger, Horen.

No: None

Absent: Brandt.

Motion carried.

Murphy, Jason & Kayla, 09-100-038-200-570-02, 22 W.S. Saginaw Road, Side Lot Variance

J. Horen read the request to tear down and rebuild a 14 X 30 ft garage that was damaged by fire. A one (1') ft variance is requested. The homeowner and their contractor, Wolgast Corporation, contend that the garage will be rebuilt on the existing foundation.

D. Darland states that the request submitted by the Murphy's is incorrect. If you look at the included land survey, the deed lines vs. the occupation line differ. The deed line shows at the back of the structure is seven (7) feet off, and the front is even narrower than seven (7) feet. The occupation line, it is down to five (5) feet from front to back. D. Darland contends that the Zoning Board of Appeals will need to table the matter and re-notify surrounding neighbors as an additional side yard set-back variance is needed.

Motion by D. Darland to table the request and re-advertise, and re-notify the neighbors asking for a six (6) ft side yard set-back variance due to the discrepancies between the deed and occupation lines of the property, at no additional cost to the homeowners; seconded by T. Miller.

Roll Call Vote:

Yes: Sinke, Darland, Miller, Krueger, Horen.

No: None

Absent: Brandt.

Motion carried.

Reports

Applicant and Deadline Calendars – Received

Emergency Contact Updates - Completed.

Communications

T. Miller moved to accept communications, W. Sinke seconded. **Motion carried.**

D. Darland moved to adjourn, J. Horen seconded, **Motion carried.**

The meeting was adjourned at 7:45 p.m.

Respectfully,

Joy Krueger
Secretary