

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
March 17, 2016

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

Members present: J. Horen; D. Darland; W. Sinke; T. Miller; J. Krueger, Alternate Member
Members absent: J. Gwizdala
Also present: See Sign-in Sheet

The Pledge of Allegiance was recited by those present.

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

Motion by J. Krueger seconded by D. Darland to approve the minutes of December 17, 2015 as presented.
Motion carried.

Public Input

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

Election of Officers

D. Darland moved, W. Sinke seconded that J. Horen remain Chairperson and J. Krueger, Vice-Chairperson/alternate.

D. Darland moved, J. Horen Seconded that T. Miller remain secretary.

Voted together in acclamation.

Motions carried.

New Business

Priem, Matthew & Brenda, 09-100-005-400-020-06, 918 Chip Rd, Height of Acces. Bldg.

Chair Horen read the letter that was sent to neighbors of Matthew & Brenda Priem in their request for variances for 918 Chip Rd. to keep their present 2-story home as an accessory building/garage after they build a new home and to be allowed to live in the present home while the new home is being built on the same parcel.

M. Priem spoke to D. Darland's suggestion that he attach the existing building thus not needing a variance. He responded that he desired to build a ranch style and wanted to use the three acres available.

J. Krueger asked if the second floor could be lowered and M. Priem thought it would be too expensive.

D. Darland noted that he saw no way that the variance request could meet any of the criteria required in Section 18.10.

Discussion among members of ZBA.

T. Miller moved, supported by D. Darland, that given that the Priem request for a variance at 918 Chip Rd. to keep their present 2-story home as an accessory building/garage after they build a new home is not in conformance with Ordinance 52, Section 3.26 (b) or Section 3.10, and does not meet any of the criteria for a variance in Section 18.10(a)(b)(c), the requested variance is denied.

Roll call vote:

Yes: Sinke, Krueger, Horen, Darland, Miller

No: None

Absent: Gwizdala

Motion carried to deny.

Motion by W. Sinke inasmuch as the Priem request to live in their present 2-story home while the new home is being built does not meet Section 18.10 (a)(b)(c), the requested variance is denied. Supported by D. Darland.

Roll call vote:

Yes: Krueger, Horen, Darland, Miller, Sinke

No: None

Absent: Gwizdala

Motion carried to deny.

Chair J. Horen suggested and recommends that the applicant approach the Board of Trustees with a bond of \$10,000 with a time period allowing the applicants to live for 6 months in the existing home and that an occupancy permit for the new home be conditioned upon the old house being razed or meeting the conditions of Ordinance 52.

Aspin, Thomas, 09-100-020-100-010-00, 743 Midland Rd., pole barn larger than house

Chairman Horen read the letter of notification sent to surrounding neighbors. Mr. Aspin requests a variance of 103 sq. ft. to build a pole barn on his property which is larger than the square footage of his house at 743 Midland Rd.

Mr. Aspin decided to withdraw his request for a variance and build a 30' x 44' structure which would be in conformance with Ordinance 52, Section 3.26.

Communications

D. Darland moved to accept Communications. Seconded by J. Horen. Motion carried.

D. Darland made a motion to adjourn, seconded by W. Sinke. Motion carried.

The meeting was adjourned at 8:12 p.m.

Respectfully,

Terry Miller
Secretary

TM/jw