

CHARTER TOWNSHIP OF MONITOR
ZONING BOARD OF APPEALS
May 19, 2016

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

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

Also in Attendance Were: Jon Thurlow, Heather Arnold, Brad Sullivan.

Motion by T. Miller, seconded by J. Horen to adopt the agenda as presented.
Motion carried.

Motion by D. Darland seconded by W. Sinke to approve the minutes of March 17, 2016 as presented.
Motion carried.

Public Input

Public input was opened at 7 p.m.

Jon Thurlow of 5536 Gaertner Ct. discussed his issues with the fence being allowed to remain up at 5510 Gaertner Ct. after Mr. Gaertner was denied a variance to put up a fence. He left a handout with a timeline of the fence issue and pictures. He was referred back to the Board of Trustees for enforcement.

Public input was closed at 7:15 p.m. with no other public wishing to speak.

New Business

DeShano Setback, 09-100-020-200-040-04, 4646 Fraser Rd.

Chairman Horen read the letter of notice sent to the neighboring property owners. Mr. DeShano is requesting a 49 (forty-nine) foot side yard variance to allow a split of property maintaining the existing lumber cover one foot from the property line. Heather Arnold of DeShano Development and Brad Sullivan of General Housing Corp., 4644 Fraser Rd. were in attendance representing their interests.

D. Darland mentioned issues related to the mini-storage:
The interiors are probably not fire-proofed.
The variance would create two non-conforming areas.
There is no topography issue creating a hardship.
There are no reasons why, if split, the line couldn't be conforming.

There is no evidence that any of the requirements of 18.10 can be met.

Heather Arnold indicated that it would be a hardship not to make use of the existing structure.

T. Miller moved that in as much as the conditions of Township Ordinance 52 Sec. 18.10 cannot be met, the request for the 49 foot DeShano setback variance request for 09-100-020-200-040-04 is denied. Seconded by D. Darland.

Roll call vote:

Yes: Horen, Darland, Gwizdala, Miller, Sinke

No: None

Absent: None

Motion carried to deny.

Reports

D. Darland reported that the Planning Commission is doing a lot of consolidating and organizing of the ordinance. It is looking at signage and fencing presently.

Communications

T. Miller moved to accept Communications supported by J. Gwizdala.

Motion carried.

J. Horen moved to adjourn supported by W. Sinke. Motion carried.

The meeting was adjourned at 7:36 p.m.

Respectfully,

Terry Miller
Secretary