

MINUTES OF ZBA MEETING ON JANUARY 9, 2017

The meeting was convened at 10:00am.

Present: Norma Boyle, John Klein, Walt Mikula, and Thomas Klzer.

Excused Absence: Jim Thorburn and Barb Stauffer.

Acting Chairman Thomas Kizer called the meeting to order. Norma Boyle agreed to act as Temporary Secretary for the meeting.

Persons present included the above board members and applicant Mr. Woody, Jason Jansen, and one resident.

The Pledge of Allegiance was recited.

Thereafter officers were elected for the 2017 calendar year. John Klein moved to nominate Jim Thorburn as Chairman and Walt Mikula seconded. Unanimous vote to elect.

Walt Mikula moved to elect Thomas Kizer as Vice Chairman/Secretary. Seconded by John Klein. Unanimous vote to elect.

Motion was made by Norma Boyle, seconded by John Klein to amend a typographical error in the November 14, 2016 minutes to correct the number of the second appeal on that date from 16.07 to 16.08. Unanimously approved.

The Minutes of November 21, 2016 were unanimously approved after motion to approve by Klein and seconded by Boyle.

Thereafter, Klein moved and seconded by Boyle to approve an amendment to the Rules of Procedure Sec. 9.0 to conform to the request of the Township Board, and add: "...amendment is approved by the Township Board". Unanimously carried.

The Chairperson then convened the hearing on the appeal and request for variance filed in No. 17.01 by Mr. and Ms. Woody. The appeal involved applicants request for a variance to allow a 2.5 ft. maximum height increase above the 17 ft. allowed for an accessory structure for their address at 115 Triangle Dr. Tax ID 004-690-007-0000.

Letters were read into the record from Patricia Carion, M/M Tabor, Joe Houle (and in support) and M/M Stauffer (in opposition).

All members acknowledged they each had separately visited the site. The seven (7) conditions for consideration to grant the variance were addressed by the applicant in writing and verbally and were discussed in detail by the board members. M/M Woody desire to have inside heated storage for a motor home that requires a 12ft. clearance which would require the roof variance to accommodate that height. Mr. Woody wants the garage heated in order to work therein in the winter months and plans to retire here as a full-time resident in the future.

Following discussion and questions the public hearing on the application was closed.

As part of the board discussion there was talk that perhaps the height zoning restrictions should perhaps be reviewed in light of changing conditions and Ms. Boyle as a member of the Planning Commission as well as the ZBA agreed to submit a request to the Planning Commission to revisit the Ordinance regarding the 17 ft. maximum height for accessory structures.

Following discussion by the board members, Klein moved and Mikula support a **motion to approve the requested variance to a maximum of 19.5 ft in height to be used for storage only with no living quarters.** Roll Call: Kizer, Klein, Mikula vote to approve. Boyle votes against. Motion Carried.

Once again all were reminded that this vote is not precedent setting for future requests.

No further business to come before the Board, the meeting was adjourned at approximately 10:45 AM.

Dated: January 9, 2017

Norma Boyle, Acting Secretary