

# MINUTES OF ZBA MEETING ON JULY 25, 2016

The meeting was convened at 10:30am.

Present: Barb Stauffer, John Klein, Jim Thorburn, and Thomas Klzer.

Excused Absence: Walt Mikula and Mary Ann Russom

Chairman Jim Thorburn called the meeting to order.

The Pledge of Allegiance was recited.

The Minutes of November 2, 2015 were unanimously approved after motion to approve by Stauffer and seconded by Kizer.

The Minutes of March 14, 2016 were unanimously approved after motion to approve by Stauffer and seconded by Klein.

The Chairperson then convened the hearing on the appeal and request for variance filed in No. 1603 by William and Cathleen Hare. The appeal involved their request to construct an unattached garage 40 x 40 feet at 100 Yorty Drive on Tax ID No. 72-004-461-061-000. The applicants presented their position and comments from the public included citizen Richard Bos in support of the variance; and Darrell Hall their builder. Hall testified that the structure is a 40 x 40 footprint and does not include roof overhangs; with a 4 x 12 pitch roof and 10 foot sidewalls. Further, Hare's acknowledged they would remove an old storage trailer on the premises and would store equipment inside the new structure. They further testified that this was not a structure for storage of supplies and/or inventory from a business.

There was a letter in support from Joe Natten and one in opposition from James Kaufman. Both were read into the record.

After the presentation of the reasons for the variance to be granted in the opinion of the applicants with reference to the seven standards to which the ZBA would address, and after hearing from those in attendance, the public comment portion of the meeting was closed.

Thereafter, the following motion was made by Kizer and seconded by Klein as follows:

**Motion to Approve the requested variance for a 40 x 40 foot detached garage for reasons that the addition is conducive to the use of the premises and not overly excessive given the shape of the lot and will provide for inside storage of equipment used as an incidence of the residential purposes. Further, the variance request is supported by the applicant's reasoning in the standards and the details of the application with drawing show maximum of 4 x 12 pitch roof and 10 foot sidewalls and an exterior finish treatment and materials consistent with the exterior of the home and the use thereof by agreement of the applicant is for residential storage only. Further, the applicant has agreed and is required to remove any storage trailer(s) upon occupancy of the building to be constructed.**

Following the motion considerable discussion was held among the members after which the Motion was unanimously approved on a roll call vote of the four members in attendance.

Following was a discussion concerning the proposed Rules of Procedure for the ZBA and the changes in the draft of July, 2015 whereupon Thorburn moved and Stauffer seconded a motion to approve same and send them for final approval by the Township Board. Unanimously carried.

No further business to come before the Board, the meeting was adjourned at approximately noon.

Dated: July 25, 2016

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Thomas Kizer, Secretary