

Montrose Township  
Zoning Board of Appeals  
March 25, 2010 Minutes

Meeting called to order at 7:00 PM by Board Chairman Tony Conrad.

The Pledge of Allegiance was recited.

**Roll Call:**

Present: T. Conrad (Chair), Dan Hill (Secretary), Dave Allard, Patty Payne and Ron Loafman (Alternate)

Absent: Bruce Roth, Bob Doyle, Kevin Peterson, Bill Persails (Alternate)

Staff: Dennis Miller (Building Inspector)

**Minutes:**

**Motion by** D. Hill supported by D. Allard to approve the November 24, 2009 meeting minutes as presented. **Motion Carried.**

**Motion by** R. Loafman, supported by D. Allard to approve the February 25, 2010 meeting minutes as presented. **Motion carried.**

**Business:**

Alexandra McCay, represented by Tony Kruvelis, of 11028 Farrand Rd. (parcel # 13-08-400-002, zoned RF) requested two variances, one to exceed the square footage of an allowable accessory structure based on the parcel size, and another to modify the side yard setback requirements.

Chairman T. Conrad opened the meeting for public comments.

There were no public comments on this request.

Chairman T. Conrad closed the meeting for public comments.

Chairman T. Conrad asked if there was any Board discussion on this matter.

D. Allard asked about the septic field and if the owner knew its location.

T. Kruvelis stated yes and it was located just in back of the existing house.

Chairman T. Conrad questioned the setbacks on the existing home on the property.

D. Miller stated that the owner will have to prove to him where the property lines exist or a survey will be required prior to construction.

P. Payne asked about the notification of adjoining property owners and did the Township receive any comments or concerns.

D. Miller stated notifications did go out to all property owners within 300' and no comments were submitted to his office. It was also published in the paper.

There was much discussion by the Board on the width of the proposed building and could the building be altered to allow the building to better fit on the property.

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T. Kruvelis mentioned to the Board that he had a lot of personal equipment and recreational toys and that he needs this building so that these items can be placed inside and out of sight, thus making the appearance of the property better for the area. He also stated that his company truck he drives everyday was quite long and he needed the room to allow the truck to turn into the proposed garage.

D. Hill was concern with the side yard setback and the encroachment the building will have on the adjoining property owner.

D. Hill asked about the driveway and access drive to the Building.

T. Kruvelis stated that he was planning on using crush rock for his driveway.

There was discussion by the Board reference to requesting gutters on the building along the west property line to protect the adjoining property owner and if the building could be moved to the east side of the property.

T. Kruvelis stated he would agree to the gutters on the building if requested.

D. Allard mentioned that he would like to see the structure narrowed to 24' to allow for a turning radius for Mr. Kruvelis.

D. Hill mentioned that if the variance was denied this request could not be brought back to this Board for a year, unless a major change was made to the property or site plan.

**A motion** by D. Hill supported by D. Allard was made to allow an accessory structure up to 1800 Sq. ft. incorporating the Building Department's recommendations (numbers 1, 2, and 3) to wit: that all building and electrical permits are obtained prior to construction initiation; that all codes and inspections are complied with; and that the accessory structure be limited to personal use only.

**Motion Carried unanimously.**

**A motion** by D. Hill supported by T. Conrad was made to allow a 5' (five) foot variance from the required 10' (ten) foot side yard setback requirement. P. Payne – No; D. Allard – No; R. Loafman – Yes; T. Conrad – Yes; and D. Hill – No. **Motion Failed.**

**A motion** by T. Conrad supported by R. Loafman was made to allow a 2' (two) foot variance from the required 10' (ten) foot side yard setback requirement. **Motion Carried unanimously.**

**Other Business** – None

**Citizens Time** – T. Kruvelis thanked the Board for their time and consideration.

Meeting adjourned at 7:45 PM.