

Montrose Township
Zoning Board of Appeals
September 23, 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), Bruce Roth, Patty Payne Bill Persails (Alternate) and Ron Loafman (Alternate)

Absent: Dan Hill, Bob Doyle, Kevin Peterson (called), and Dave Allard (called)

Staff: Dennis Miller (Building Inspector)

Minutes: March 25, 2010

There was some discussion on approving the meeting minutes for March 25, 2010. A **Motion was made by** R. Loafman supported by P. Payne to approve the March 25, 2010 meeting minutes as presented by the Building Department. **Motion Carried 4-0.** B. Roth abstained since he was not at the meeting.

New Business:- Variance

Howard and Angie Nelson, Stephen K Construction, Inc., 9090 Dodge Rd. Parcel 13-27-400-015, Zoned RF – Residential Farms, Section 27, Lot size 100' x 300'. Variance from Sections 153.200 and 153.340, to allow the construction of an attached accessory building to be within 10 feet of a side yard property line.

The Nelsons and their contractor were present for the request.

D. Miller explained the variance being requested to the Board. A variance was needed due to the existing lot size and the fact that the properties septic system was located in the back yard area making it impossible to build a detached structure.

P. Payne asked about the location of the properties well. It was stated that it was located in the front yard.

B. Roth asked about the standard size for a one car garage. The contractor stated about 12 feet.

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 more Board discussion on this matter. There was more discussion on the required setback and the need for a variance.

D. Miller stated that the notices were sent out to everyone within 300 feet and it was published in the paper. No comments were received.

T. Conrad asked about the existing trees located on the property line.

A motion was made by R. Loafman supported by B. Roth to approve a variance from Sections 153.200 and 153.340 of the Ordinance, to allow the construction of an attached accessory building to be within 10 feet of a side yard property line, with the Building Department recommendations.
Motion Carried 5-0. (The variance was from the required 15 feet side yard setback to an allowed 10 feet side yard setback.)

Other Business – None

Citizens Time – None

A motion was made by B. Ruth supported by P. Payne to adjourn the meeting at 7:20 PM.
Motion Carried 5-0.

Next meeting – October 28, 2010 at 7:00 PM.