

**Montrose Township  
Zoning Board of Appeals  
October 28, 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, Dave Allard and Ron Loafman (Alternate)

Absent: Dan Hill, Bob Doyle, Kevin Peterson (called), and Bill Persails (Alternate)

Staff: Dennis Miller (Building Inspector)

**Minutes: September 23, 2010**

A **Motion was made by** R. Loafman supported by B. Roth to approve the September 23, 2010 meeting minutes as presented by the Building Department. **Motion Carried 5-0.**

**New Business:- Variance**

Larry Powell/Darrell Sprague, 12280 Seymour Rd., Section 16, Parcel 13-16-200-003.

Parcel is zoned RS – Residential Suburban Zoning District.

Variance from Section 153.200, Schedule of District Regulations, to allow a lot split, which would reduce the minimum lot area of a lot from 44,000 sq. ft. to 30,558 sq. ft.

L. Powell was present for this request and explained that he was here representing himself and Darrell Sprague. He has an agreement with Mr. Sprague to purchase the back part of Mr. Sprague's property which he does not use and is tired of maintaining. An existing shed on the back part of the property has been relocated onto the front parcel being retained by Mr. Sprague.

L. Powell mentioned that he owes adjoining property which would be combined with the Sprague property if the sale takes place.

Chairman T. Conrad opened the meeting for public comments.

There were no public comments on this request.

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.

Chairman T. Conrad closed the meeting for public comments.

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

D. Allard asked about the age of the existing house and was concern with leaving extra land area for future septic system changes.

L. Powell mentioned that he thought the house was built around 1975 – 1976.

B. Roth asked D. Miller to clarify the proposed variance.

D. Miller explained that in a RS Zoning District the minimum lot size for a parcel without sanitary sewer was 44,000 sq. ft. In order for the split to be allowed, a variance for the Sprague property was required through the Zoning Board of Appeals. The proposed split would not create a landlocked parcel of record as the split was being added to another lot owned by Mr. Powell. The Sprague property would be compatible to other lots in the area in size.

There was more discussion on the well and septic system for the Sprague property.

L. Powell was asked if he had read the Building Departments recommendation and was he in agreement with the conditions. He stated that he had no problem with conditions.

**A motion** was made by R. Loafman supported by D. Allard to approve a variance from Section 153.200 of the Ordinance, to allow a parcel to be split, creating a lot with a minimum lot size of less than the required 44,000 sq. ft. (30,558 sq. ft.), with the Building Departments recommendation.  
**Motion Carried 5-0.**

**Other Business** – None

**Citizens Time** – None

**A motion was made** by D. Allard supported by P. Payne to adjourn the meeting at 7:14 PM.  
**Motion Carried 5-0.**

Next meeting – **Tuesday**, November 23, 2010 at 7:00 PM.