

CHARTER TOWNSHIP OF PENNFIELD

ZONING BOARD OF APPEALS

MEETING MINUTES NOVEMBER 16, 2009

Chairman Jerry Robinson called the meeting to order at 6:30 pm. Members present were Jerry Robinson, Perry Beard, Terri Fowler, and Frank Schumacher. A quorum was met.

Others Present: Rob Behnke, Pennfield Township Supervisor/Zoning Administrator; Sandra Cummings, Recording Secretary, Mr. Thomas Hall, Mr. Mike Mead, builder; and one resident.

The meeting opened with the Pledge of Allegiance.

ADDITIONS/DELETIONS TO THE AGENDA

No additions or deletions.

APPROVAL OF OCTOBER 12, 2009 MEETING MINUTES:

A motion was made by Perry Beard, seconded by Frank Schumacher, to approve the minutes from the previous Zoning Board of Appeals meeting on October 12, 2009. Motion carried.

NEW BUSINESS:

a) Public Hearing for two variance requests from Mr. Thomas Hall: Minimum lot size for the construction of a new home, and minimum lot width for the construction of a new home.

A public hearing was held to consider a non-use variance request from Thomas and Connie Hall, who reside at 311 Clarence Blvd, parcel I.D 13-18-951-028-10. The property is zoned R2 Medium Density, and the first request is for relief of minimum lot size required for a new home under Section 9.04 (E). The requirement is (1) acre. Mr. and Mrs. Hall have a current lot size of (0.85) acres. Granted relief would be for 6,653.25 square feet. The second request is for relief of minimum lot width. The requirement is for a lot width of (110) feet. The current lot width is (99.96) feet. Requested relief is for 10.04 feet.

Mr. Hall presented his request, along with his contractor, Mr. Mike Mead. Mr. Hall plans to tear down his existing home at 311 Clarence Blvd, and construct a modular home on the same location. It was pointed out that his lot is already a legal non-conforming lot, as the home was constructed prior to current zoning

regulations. The modular unit that he plans to bring in meets all State Building Codes and the placement will meet side, front and rear yard setbacks.

It was pointed out that there were no letters or phone calls received in the office prior to the meeting in regard to this variance request. There was one resident present at the meeting, Trina Nichols, who resides at 310 Clarence Blvd. She was present to speak in favor of the Hall's variance request.

The Board members questioned Mr. Hall about the well and septic placement. Mr. Hall stated that the well is already in place, and that a new septic system would be constructed, and a septic permit has already been obtained from the Calhoun County Health Department.

Frank Schumacher made a motion to approve the first variance request for relief of minimum lot size, granting relief of 6653.25 square feet; the motion was seconded by Perry Beard. Motion carried. Voice vote follows:

Perry Beard yes Terri Fowler yes

Frank Schumacher yes Curtis Whitaker excused

Jerry Robinson yes Lindsay Draime excused

A motion was made by Perry Beard, seconded by Terri Fowler, to approve the second variance request for relief of minimum lot width, granting relief of 10.04 feet. Motion carried. Voice vote follows:

Perry Beard yes Terri Fowler yes

Frank Schumacher yes Curtis Whitaker excused

Jerry Robinson yes Lindsay Draime excused

CITIZEN COMMENTS / BOARD MEMBERS COMMENTS

No comments at this time.

ANNOUNCEMENTS BY THE CHAIR

The next Zoning Board of Appeals meeting is scheduled for November 30, 2009, at 6:30 pm, at the Pennfield Junior High Cafeteria.

ADJOURNMENT

Frank Schumacher made a motion to adjourn the meeting at 6:55 pm, seconded by Terri Fowler. Motion carried.

Respectfully submitted,

Sandra Cummings, Recording Secretary