

CHARTER TOWNSHIP OF PENNFIELD

ZONING BOARD OF APPEALS

MEETING MINUTES NOVEMBER 30, 2009

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

Others Present: Rob Behnke, Pennfield Township Supervisor/Zoning Administrator; Sandra Cummings, Recording Secretary; and Rebecca Mudd.

The meeting opened with the Pledge of Allegiance.

ADDITIONS/DELETIONS TO THE AGENDA

No additions or deletions.

APPROVAL OF NOVEMBER 16, 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 November 16, 2009. Motion carried.

NEW BUSINESS:

a) Public Hearing for a variance request from Rebecca Mudd for relief of side yard setback requirement for the construction of an addition to existing home.

A public hearing was held to consider a non-use variance request from Rebecca Mudd, who resides at 22927 East Avenue North; parcel I.D 13-18-007-146-15. The property is zoned AG - Agricultural, and is a .65 Acre parcel with a legal non-conforming home already in existence. The applicant is requesting relief from side yard setback under Chapter 6b, Section 6.04b (E) for Agricultural District Site Development Requirements of the Pennfield Township Zoning Ordinance. The required setback is 50 feet from the property line. Granted relief would be for 42 feet, 9 inches.

Ms. Mudd presented her request to the board members, stating that she wishes to remove the existing garage and breezeway, and replace it with living space and attached four car garage. New living space will

include a mud room with ground-level laundry facilities. She stated she has severe back pain issues, and has difficulty going up and down stairs to the basement where the existing laundry facility is located. The addition would be built on the north side of the property, and would be a distance of 7 feet, 3 inches from the property line. The applicant indicated that the home of the nearest neighbor is quite a distance from the line, and she has obtained a letter of support from that neighbor and

also the neighbor to the south. These letters are on file at Pennfield Charter Township office. It was noted that no other phone calls or comments were received prior to the meeting in regard to this variance request.

Board members questioned the location of Ms. Mudd's propane gas tank, as it had been recently moved in preparation to the building project. The concern was that re-fueling of the tank would require a serviceman to go off her property and onto a neighbor's property. Ms. Mudd stated that she had the LP tank placed so that a serviceman would not have to encroach on neighboring property to re-fuel.

Curtis Whitaker made a motion, seconded by Terri Fowler, to approve the variance request for relief of side yard setback from 50 feet to 7 feet 3 inches, based on Chapter 18 Zoning Board of Appeals, Section 18.06 (B), conditions 1 through 6. The motion carried with all members in favor.

CITIZEN COMMENTS / BOARD MEMBERS COMMENTS

No comments at this time.

ANNOUNCEMENTS BY THE CHAIR

There are no further ZBA meeting scheduled at this time. It is possible that further ZBA meetings may be held at the Pennfield Township Office instead of at the Pennfield Middle School Cafeteria. The location will be confirmed prior to any future meetings.

ADJOURNMENT

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

Respectfully submitted,

Sandra Cummings, Recording Secretary