

CHARTER TOWNSHIP OF PENNFIELD

ZONING BOARD OF APPEALS

MEETING MINUTES AUGUST 25, 2009

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

Others Present: Sandra Cummings, Recording Secretary; Rob Behnke, Pennfield Township Supervisor/Zoning Administrator, and Mr. Troy Shelton.

The meeting opened with the Pledge of Allegiance.

ADDITIONS/DELETIONS TO THE AGENDA

No additions or deletions.

APPROVAL OF AUGUST 4, 2009 MEETING MINUTES:

A motion was made by Curtis Whitaker, seconded by Frank Schumacher, to approve the minutes from the previous Zoning Board of Appeals meeting on August 4, 2009. Motion carried.

NEW BUSINESS:

a) Public Hearing for a variance request from Troy and Susanna Shelton

A public hearing was held to consider a non-use variance request from Troy and Susanna Shelton, located at 9481 Pine Hill Drive. The property is zoned R-2 Medium Density Residential. The request is for relief of maximum square footage allowed under Section 3.14(B) (1) of the Pennfield Charter Township Ordinance for the construction of an accessory building. The maximum allowed square footage under the ordinance would be 1040 square feet. Mr. Shelton wishes to construct a 1200 square foot pole barn, which would require relief of 160 square feet.

Mr. Shelton indicated he has numerous items that he wishes to garage in the proposed pole barn, and submitted seven letters of support from neighboring property owners. These letters are on file at the

township office. It was pointed out that no phone calls or letters of objection to the request were received in the office prior to the meeting.

The Zoning Board of Appeals members asked questions regarding the proximity of the septic system, front and rear setbacks, and location of a large tree in the applicant's yard. Mr. Shelton indicated that the pole barn will be well away from the septic system, and will meet all front, side and rear setbacks. The tree will be removed prior to construction of the pole barn.

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A motion was made by Frank Schumacher, seconded by Curtis Whitaker, to approve the variance request made by Mr. and Mrs. Shelton. Motion carried. Voice vote follows:

Perry Beard yes Terri Fowler yes

Frank Schumacher yes Curtis Whitaker yes

Jerry Robinson excused

CITIZEN COMMENTS

No comments at this time.

BOARD MEMBERS COMMENTS

No comments at this time.

ANNOUNCEMENTS

Supervisor Behnke recommended that the Zoning Board of Appeals members attend the up-coming Planning Commission meeting on September 14, 2009, as it will cover many issues of possible interest to them in the future, including new zoning maps, rezoning of split zoned properties, and the new Downtown Development Authority (DDA) and the Capital Business District (CBD).

ADJOURNMENT

A motion was made by Frank Schumacher, seconded by Terri Fowler to adjourn the meeting at 6:39 pm. Motion carried.

Sandra Cummings

Recording Secretary