

**CHARTER TOWNSHIP OF PENNFIELD
ZONING BOARD OF APPEALS
MEETING MINUTES OF AUGUST 4, 2015**

Township Supervisor Rob Behnke called the meeting to order at 6:00 pm in the Pennfield Township Office Annex. Members present were Maryann Herbstreith, Chuck Adams, Perry Beard and alternate member Lindsay Draime. Frank Schumacker and Curtis Whitaker were excused. A quorum was met.

Others Present: Rob Behnke, Township Supervisor and Zoning Administrator, Mr. and Mrs. Gary Schwab and Mr. Mike Rahn.

SELECTION OF CHAIRPERSON, VICE CHAIR and SECRETARY

A motion was made by Lindsay Draime to appoint Maryann Herbstreit as Chairperson for 2015, supported by Chuck Adams. Motion carried with unanimous approval.

A motion was made by Maryann Herbstreit to appoint Perry Beard as Vice Chair for 2015, supported by Lindsay Draime. Motion carried with unanimous approval.

A motion was made by Lindsay Draime to appoint Chuck Adams as Secretary for 2015, supported by Perry Beard. Motion carried with unanimous approval.

PUBLIC COMMENT

There were no public comments.

APPROVAL OF JUNE 25, 2015 MEETING MINUTES:

Lindsay Draime made a motion to approve the June 25, 2015 meeting minutes, supported by Perry Beard. Motion carried with unanimous approval.

PUBLIC HEARING / PRESENTATION OF VARIANCE REQUEST BY MR. AND MRS. GARY SCHWAB

The Public Hearing was called to order by Chairperson Herbstreit at 6:04pm. There were no written letters to be submitted into the record. A variance is being requested from Mr. and Mrs. Gary Schwab, 9750 Bellevue Road that would allow them to have solid 6 foot privacy fence across the front yard of their property. Mrs. Schwab explained why they needed the fence across the front. They are located almost directly across the street from Schweitzer Construction and they are tired of looking out at their equipment and supplies. They are also having a number of issues with their neighbors to the rear of their property. They have 11 acres of property and 7 dogs. Their current fence is not in compliance with the Township

Zoning Ordinance because it is 6 foot tall and the ordinance only allows for 48 inches in the front yard. There was discussion on how they could make the fence compliant and still have a 6 foot tall solid privacy (they would need to move the fence in about 4 to 5 feet. Mr. Rahn indicated that he just wanted peace among his neighbors. After more discussion about their current problems with the neighbors by both Mr. and Mrs. Schwab, Chairperson Herbstreit closed the Public Hearing at 6:36pm.

NEW BUSINESS

A motion was made by Perry Beard to deny the variance because the Schwab's did not meet the requirements as outlined under Chapter 18, Section 18.06(B), items 1, 2, 3, 4, 5 and 6, supported by Lindsay Draime.

ROLL CALL VOTE:

- Chairperson Herbstreit- YES
- Vice Chair Beard- YES
- Secretary Adams- YES
- Alternate Member Draime- YES

Motion carried with unanimous approval.

BOARD MEMBERS COMMENTS

There will be another ZBA Meeting on August 24, 2015 at 6:00pm.

ADJOURNMENT

A motion was made by Chuck Adams to adjourn the meeting, supported by Lindsay Draime. Motion carried with unanimous approval. Meeting adjourned at 6:55pm.

Submitted by,

Rob Behnke
Acting Recording Secretary