

**CHARTER TOWNSHIP OF PENNFIELD
ZONING BOARD OF APPEALS
MEETING MINUTES OF JUNE 25, 2015**

Recording Secretary Sandra Cummings called the meeting to order at 6:15 pm in the Pennfield Township Office Annex. Members present were Chuck Adams, Perry Beard and alternate member Lindsay Draime. Maryann Herbstreith, Frank Schumacker and Curtis Whitaker were excused. A quorum was met.

Others Present: Rob Behnke, Township Supervisor and Zoning Administrator and Mr. Roger Spriggel.

SELECTION OF CHAIRPERSON

Chuck Adams nominated Lindsay Draime, seconded by Perry Beard, to preside over the Zoning Board of Appeals meeting as acting Chairperson for this meeting. All members voted in favor to appoint Lindsay Draime to Chair this meeting.

APPROVAL OF OCTOBER 22, 2014 MEETING MINUTES:

Chuck Adams made a motion, seconded by Perry Beard, to approve the meeting minutes of October 22, 2014, which was a joint meeting with the Planning Commission. Motion carried.

PUBLIC HEARING / PRESENTATION OF VARIANCE REQUEST BY ROGER SPRIGGEL

It was noted that no comments had been received in the office prior to this meeting either in writing or by phone. The variance is being requested from Mr. Roger Spriggel of 9647 Pennfield Road. The property in question is zoned AG – Agricultural. Mr. Spriggel wishes to build a 22 feet by 18 feet addition to the front of his home and is requesting 7 feet of relief from the front yard setback requirement of 60 feet to 53 feet.

The proposed addition would accommodate a bedroom and walk-in closet on the ground floor. The home has already had two additions added, which originally had no closets and few windows. There is a dry well in the rear which is still servicing one of the bathrooms, and therefore an addition cannot be constructed over that area. The new addition would have a hip roof which would fit under the existing roofline and will have its own heat pump heating system. Mr. Spriggel indicated that his power lines go over the proposed area of construction, and he anticipates having to move them in order to build this addition. If there were any alternative area to build on to the home, he indicated he would gladly use that area instead of building on the front.

BOARD MEMBERS QUESTIONS AND COMMENTS

The Board members asked if there were architect plans for the addition. Mr. Spriggel stated he is not that far along yet, waiting for Zoning Board approval. The Board asked if there will be a basement. There will be no basement, just a crawl space. The board asked what the addition will be used for. It will accommodate a bedroom and closet, as the family needs the room for visitors who come and cannot go upstairs to the second story bedrooms. Mr. Spriggel indicated his builder could start as soon as August, and be done in approximately one month.

NEW BUSINESS

Perry Beard made a motion, seconded by Chuck Adams to approve the variance request to grant relief of 7 feet from the 60 foot requirement for front yard setback, based upon the requirements of Chapter 18 (Zoning Board of Appeals) Section 18.06 (B), items 3, 4, 5 and 6. Motion carried.

A letter will be sent to applicant Roger Spriggel stating that the variance has been granted. He will need to pull the proper permits before beginning construction of the new addition.

BOARD MEMBERS COMMENTS

Should O'Reilly Auto Parts be required to plant shrubs in their green space? It was decided that grass is acceptable, as shrubbery sometimes grows up to obstruct vision of traffic pulling out of the parking lot.

There are a few places around the Capital Square that are not being kept up, with garbage and cigarette butts in the parking lot of Family Fare Supermarket.

ADJOURNMENT

Chuck Adams made a motion, seconded by Lindsay Draime to adjourn the meeting at 7:05 pm. Motion carried.

Submitted by,

Sandra Cummings
Recording Secretary