

**PENNFIELD CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
MINUTES OF November 28, 2018**

A meeting of the Zoning of Appeals of Pennfield Charter Township was called to order at 6:00PM on November 28, 2018 by Chuck Adams This meeting was held at the Pennfield Township Office. Members present were, Lindsay Draime, Tony Goodman, Chuck Adams and Cathy Skelding. A quorum was met.

Others present: Barb Darlington, and Brandi DeShon. All attendees recited the Pledge of Allegiance.

Skelding made a motion to appoint Adams as Chair for this meeting and was supported by Goodman. All, yes.

Motion to approve the minutes from the August 28, 2018 meeting was made by Goodman and supported by Draime. All, yes.

Public Comments:

None

New Business:

Stephen and Erin Herbstreith of 7081 Poorman Rd. are seeking a variance of .07 of an acre to allow 1.93 acres in AG to sell 15 feet to the neighbor. There is a barn on the neighbors land that they cannot get to the back of the barn without the 15 feet. Another neighbor has sold and sold 15 feet already. This makes a straight 15 feet to be able to get to the barn. If the 15 feet is not sold to the neighbor, they would have to drive over the septic system to get to the barn. There is a hill and a pool, so how to get to the barn is limited.

Goodman asked if the property lines were accurate.

Goodman asked if the split would be recorded with the county.

Goodman asked about fence placement.

Draime talked about having to drive across property lines to get to the barn before.

Draime asked about the height of the building and where the door is located.

Goodman asked if the access door faced the South.

Goodman asked if it was paved.

Draime asked how they got in front of the door to back in.

Draime asked how far from the barn to the property line.

Goodman asked about the other neighbor and their 15 feet.

Adams asked if there would be any issues down the road when they go to sell.

Goodman asked about being under the two acres and them wanting to build a barn later.

Draime made a motion to approve the variance request by Stephen Herbstreith to reduce the size of the 2 acre lot zoned AG by .07 acres to 1.93 acres, under the granting of nonuse variance section B. 1-6. Motion was supported by Goodman.

Discussion:

Draime said this would create a nonconforming lot and they should stay away from nonconforming lots.

Draime asked if they looked into an easement. That would be a good alternative.

Yes- Goodman, Skelding, and Adams. No- Draime

Board Member Comments:

Goodman stated that an easement is a good idea.

Admas discussed the legal issues with easements. The office should inform applicants of easements.

Motion to adjourn was made by Goodman at 6:33. The motion was supported by Draime.

All,yes