

Monclova Township Board of Zoning Appeals

Summary of Discussion; Audio available

November 18, 2009

The Board of Zoning Appeals commenced at 6:00 PM with the Pledge of Allegiance to the Flag. Roll Call of Members: Melva Plocek, present; Herman Gase, present; Karen Lemle, present; Lois Brigham, present; Ron Loeffler, present.

Brigham moved and Plocek seconded the motion to approve the August 24, 2009 minutes as submitted by the secretary. On the motion: Plocek, yes; Gase, yes; Lemle, yes; Brigham, yes; Loeffler, yes. Motion approved 5-0

Chair Karen Lemle stated the purpose of the meeting this evening is to hear evidence for a variance to Section 7.4.1(b). Applicant is requesting approval for maximum 8-foot high fence in rear yard of 7545 Nordic Way Court; Applicant: Joe Brown.

Lemle called upon Mr. Brown to come forward and be sworn in. Subsequent to the swearing in Joe Brown, 3021 Alex Court in Greycliffe at the Quarry, stated the following:

Mr. Gedert had 12 foot fence there previously; stockade type; structurally not sound and did not look attractive. Zoning Office, per the direction of the Board of Trustees, went through the procedures to have the fence successfully removed. Trailers are now visible from the Valhalla lot owned by Brown; aesthetically unpleasant. Applicant asked for consideration. Madame Chair called upon the board to inquire of Mr. Brown.

Plocek: Are neighbors putting up fences as well?

Brown: One neighbor may, but cannot confirm. Brown stated that his lot has the main view. Probably others may add on to the fence. Their house in Greycliffe has sold. Will probably move to that location; would like to buffer the eyesore. Financially harms the perceived value of his lot in addition to not looking very nice.

Lemle-Have we received anything from adjacent property owner?

Wagner: The Township notified abutting property owners; no evidence has been received. Gederts is in the process of being auctioned off. Dingy appearance; view of greenhouse equipment is not pleasing. The previous fence on agriculturally zoned property was 2 foot-taller than what is being requested.

Loeffler asked about deed restriction of Valhalla Home Owners Association.

Wagner-Can't deny based on deed restriction; does not have authority for that.

Brown has not talked with HOA, but has talked with neighbors. Will follow up with HOA.

Loeffler- Wouldn't it be better to place split rail and landscaping. Loeffler suggested tree height might be more beneficial in the long run.

Brown-Cost prohibitive

Lemle noted that the Board of Zoning Appeals is in receipt of Fire Department correspondence and asked if Deputy Chief had anything to add at this point.

Deputy Chief George had no additional testimony to offer.

Brigham move to approve request; seconded by Plocek. And the vote resulted in the following:

Plocek, yes; Loeffler, yes; Gase, no; Lemle, yes; Brigham, yes. Motion passed 4-1

[Continued on next page]

Monclova Township Board of Zoning Appeals

Summary of Discussion; Audio available

November 18, 2009

Brown stated his thanks to the Board.

As nothing further is before the Board, Gase moved and Loeffler seconded the motion to adjourn.

Plocek, yes; Gase, yes; Lemle, yes; Brigham, yes; Loeffler, yes. Motion approved 5-0

Submitted:

Kathleen Stewart Kuns  
Recording Secretary

ACCEPTED:

\_\_\_\_\_  
Karen Lemle, Chair

\_\_\_\_\_  
Herman Gase, Vice Chair

\_\_\_\_\_  
Lois Brigham

\_\_\_\_\_  
Melva Plocek

\_\_\_\_\_  
Ronald Loeffler