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Monclova Township Board of Zoning Appeals

Summary for June 14, 2022

The meeting commenced with the Pledge of Allegiance to the Flag at 5:30 PM led by Chair Jeff Ballmer.

Roll Call:

Present: Board Member Ballmer, Board Member Stanton, Board Member Downey, Board Member Limes

Excused Absence: Board Member Ross

Staff Members Present: Zoning Administrator Eric Wagner and Recording Secretary/Support Staff Kathleen Stewart Kuns

Record of Proceedings:

MOTION: Ballmer moved to approve the April 11 and May 9, 2022 minutes as submitted by Recording Secretary.

SECOND: Downey

Yes: Board Member Stanton, Board Member Ballmer, Board Member Downey, Board Member Limes

Public Hearing:

Public hearing to consider a variance to Section 9.2B of the Zoning Resolution. The request is for a variance to allow a garage to be built 25 feet in front of the existing home at 10595 Reed Road. Applicant is the property owner, Michael Rodgers.

Chair asked for Zoning Administrator to give a summary.

Wagner stated that there are wetlands conditions on a portion of his property which would be the site that a garage would technically need to be placed. This has been verified. Additionally, the applicant has submitted a soil report confirming the situation.

Chair called upon the property owner to come forward. Upon swearing in, Michael Rodgers of 10595 Reed Road stated the following: Applicant noted two residential properties in the area that also have accessory buildings in front of their home. Neighbors were accepting of his proposal. Rodgers also noted the unique condition of the property necessitating the request.

Ballmer noted that in the Zoning Resolution Section 16.2(C) asks for five items to be addressed by the authority of the Board of Zoning Appeals.

1. Are there any unique physical conditions in the area of the parcel where an auxiliary building (garage) would be sited. Ballmer noted soil report indicating the area is flat, very poorly drained, and ponding water at times. Hydric soil and the presence of cattails indicate near wetlands conditions.
2. Are there any physical conditions? Hydrophytics conditions very difficult to navigate, especially with EPA. Would be cost prohibitive if replacement or mitigation is required.
3. The property owner recently purchased this property as is and did not create the hardship.

- 1 4. The variance, if granted, would not alter the essential character of the neighborhood. The
2 proposed location of the auxiliary building/garage would be behind the residences on
3 either side of the property. The property lines appear to be screened with trees. Many
4 properties in the immediate are also have auxiliary buildings similar to the one proposed.
5 5. The variance, if granted, would provide the minimum variance that will afford relief as
6 the auxiliary building will still be +/- 315 feet from the road (5:37 PM).

7 Chairman Jeff Ballmer queried the board members if there were any additional comments.
8 There being none, Chair called for a motion.

9 Limes moved and Stanton seconded the motion to approve the request as submitted.

10 Yes: Stanton, Ballmer, Downey, Limes

11 **Adjournment:**

12 MOTION: Downey moved to adjourn.

13 SECOND: Limes

14 Yes: Stanton, Ballmer, Downey, Limes

15 Motion unanimously passed.

16 Respectfully Submitted:

17 Kathleen Stewart Kuns, Recording Secretary

18 Accepted by:

19 _____

20 Jeff Ballmer

Darrel Limes

21

22 _____

23 Doug Stanton

Daniel Downey

24

25 _____

26 Michelle Hudson Ross

27

28 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
29 monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records
30 Retention Schedule.

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