

ZONING BOARD OF APPEALS

Approved Minutes of May 20, 2014

Variance request of David Crews

6630 Blake Drive, #3213-014-213-00

Meeting called to order by Chairman Jeanne Henry at 7:00.

Pledge of allegiance was recited.

Roll Call: Mike Manenti, Rich Ehrlich, Jeanne Henry, Jerry Pobanz and Lou Colletta present. Kim Simpson recording secretary. Approximately four guests.

Minutes of May 12, 2014 with one correction. Jeanne Henry mentioned that on page two it reads, go to the Lake Township Public Board meeting..... It should read Lake Township Planning Commission meeting... Manenti made a motion to accept May 12, 2014 minutes with the correction. Seconded by Colletta. All ayes motion carried.

Notice of hearing and three correspondences read.

Mr. Crews addressed the ZBA members. He told them he had two separate lots, lot 29 & 30. He had an old trailer and carport on lot 30. He disposed of the trailer and the carport and combined the lots. Crews stated he already had two buildings on lot 29, so when he came into get the site plan he was denied because of too many accessory buildings. Crews said I thought I was doing everything right by disposing of the old trailer and carport, combining the two lots first. When I applied for the site plan and was denied I was told that if I would've waited to move the trailer I could've put up the garage. Crews said that he just wants a garage to put his vehicle in.

Manenti asked when he combined the lots. Crews replied last summer, that's when he moved the old trailer and carport too. Crews said, I didn't know the rules and moved the trailer first.

Colletta asked when or how he found out. Crews replied when I applied for the site plan last year. Members asked Crews if he would consider removing a structure. Crews replied depends on what you have in mind.

Public Comments:

Victor Rohner stated he thought Crews should be able to build a garage. His property is well maintained, the garage will match the house. He should be able to put a garage on his own property.

Tracey Swift the Zoning Administrator stated his garage would look nice and his property looks very nice but the ordinance states two accessory buildings. She suggested maybe eliminating an accessory building.

Victor Rohner replied they are nice, good structured buildings. Why make him take them down.

Public Comments Closed:

The ZBA members began discussing options for Mr. Crews.

Colletta stated that Crews had two separate properties if he had known, he could have left the trailer on property and put up his garage.

The members discussed size of garage and moving the garage further back into the yard, eliminating other accessory structures. Manenti then read section 805.5 A which reads, one garage plus on accessory building permitted on any one parcel. Pobanz said he still has three accessory buildings. Manenti read definition of garage. Manenti said you park an automobile in garage and you do not park an automobile in an accessory building.

Pobanz asked Crews if he would take down 8'X12' shed. Crews said if he had to sacrifice the shed he would. Henry than stated Crews has a residence and three existing accessory buildings and wants to build a garage. We are suggesting one accessory building needs to be taken down, and downsizing the garage to 26'X34'.

Crews asked if he could have time to remove existing shed. Members said yes.

Ehrlich said he had a phone number of someone to move the shed. Crews said thank you.

Motion made by Pobanz to grant variance with conditions that 8'X12' be removed within six months of today's date (5-20-14) , and that the garage shall be downsized to 26'X34'.
Seconded by Ehrlich.

Roll Call Vote:

Manenti: Aye #1 Practical Difficulties

Ehrlich : Aye #1 Practical Difficulties

Henry : Aye #1 Practical Difficulties

Pobanz: Aye #1 Practical Difficulties

Colletta: Aye #1 Practical Difficulties

All ayes motion carried. Motion made by Colletta to adjourn, seconded by Pobanz. All ayes motion carried. Meeting adjourned 8:17 p.m.

Next meeting TBA