

CLARK TOWNSHIP ZONING BOARD OF APPEALS
Meeting Minutes of August 14, 2018
6:30 PM

CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:55 PM by Mr. Pearson

ROLL CALL: Members present: Pearson Schuster, Pieri, Eberts
Absent – Harrison

Others present: Gerald Hill, RaeAnne Speidel, Steve Kozma, Jim Keighley, Mark Merchberger, Brad Koster, Chris Snider, Steve Northuis, Tammy Cruickshank, Marcie Shiels, Bob Dunn, Ken Waybrant, *zoning administrator*, Dave Murray, *deputy supervisor*.

APPROVAL OF AGENDA

***Motion:* Moved by Mr. Pieri, supported by Mr. Schuster to accept agenda as presented.**
All Ayes. Motion carried.

APPROVAL OF MINUTES: May 23, 2018

***Motion:* Moved by Mr. Schuster, supported by Mr. Pieri to approve the minutes of May 23, 2018**
All Ayes. Motion carried.

OLD BUSINESS: none

NEW BUSINESS

Case #290: Kurtis and Renee Hill requesting a variance for a 12 ft by 60 ft., 720 square foot open lean-to be used for storage and attached to their accessory structure, a 60 ft. by 30 ft., 1,800 square foot building. The addition of the lean-to would exceed the allowed square footage for accessory buildings on a parcel.

Mr. Pieri stated Mr. Waybrant denied the request of the Hills to construct the lean-to because the total square footage of accessory buildings would exceed the zoning restrictions.

Mr. Gerald Hill presented on behalf of the Hills. Mr. Hill described the need for the lean-to is to move water away from the storage building preventing that water--from rain or spring melting--from entering the building. Also, he said it could be used as a cover from rain if the family is having a barbeque or for Christmas parties as the Hills have a large family. He said it wouldn't be used to store stuff in there.

Mr. Pieri asked what the hardship would be, and Mr. Hill said the hardship would be the water flowing off the roof and going into the building.

Mr. Eberts asked if anything else had been done to divert water away from the building. Mr. Hill said they originally thought they had excavated enough to slope the sides away.

Ms. Marcie Shiels, a neighbor, commented the building looks like "an industrial park building."

Ms. Cruickshank, another neighbor, asked about square footage requirements and if how many other requests had been denied in the area. She stated the criteria for a variance is narrow within the definition of a hardship and asked whether the Hill case fit that definition. "If this goes forward and is approved, can all those who were denied come forward and reapply?" she asked.

Mr. Pieri answered that it depends on why they were denied, and Mr. Pearson said each case does not set a precedent.

Discussion followed about the lack of proper notification of area residents to the ZBA meeting; that the Planning Commission was advertised and some neighbors submitted correspondence to the Planning Commission. Mr. Waybrant took responsibility for the situation adding that because the situation was "so convoluted," he hoped to have it all resolved in one night.

Motion: Mr. Eberts moved to table the meeting owing to failure to notify the surrounding property owners. Seconded by Mr. Pieri.

All ayes. Motion passed.

ADJOURNMENT: 7:28 PM

Motion: Mr. Pearson moved to adjourn the meeting, Mr. Pieri seconded.

All Ayes. Motion carried.