

CLARK TOWNSHIP ZONING BOARD OF APPEALS

Meeting Minutes of May 25, 2021, Tuesday 7 PM

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Mr. Pieri at 7:00 pm

ROLL CALL: Members present: Pieri, Schuster, Eberts

Absent: Pearson

Others present: Bob Smith, Mike Jellison, Tom Ayres, Ed Richter, Robert Herrick, Carla Suchoski, Matthew Suchoski, Rob Burger, and Dave Murray, *Deputy Supervisor*.

APPROVAL OF AGENDA

Motion: *Moved by Mr. Eberts, seconded by Mr. Schuster to approve the agenda. All ayes. Motion passed.*

APPROVAL OF MINUTES: April 27, 2021

Motion: *Moved by Mr. Pieri, seconded by Mr. Schuster to approve the minutes of April 27, 2021 All Ayes. Motion carried.*

CORRESPONDENCE

Three written correspondences were received: Mr. Chad Williams of 859 S Hill Island Road, Mike and Laurel Jellison of 740 Hill Island Road, and Don Oudman and Patricia McKinley of 754 S Hill Island Road.

NEW BUSINESS: Case #301 Thomas and Wendy Ayres of 696 S Hill Island Road appeal for a dimensional variance to construct a 32-foot by 80-foot, 2,560 square foot, storage garage on their property.

Mr. Ayres said he has a large lot with 275-foot frontage, and almost two acres of land. He said most of the land is unusable, the only area available is where he wants to build, it will include rails to slide a boat into the water, there are other larger structures in the area, and the building will be pushed back into the hillside so viewing from the road will look over the building.

Mr. Pieri asked why Mr. Ayres needed such a large structure. Mr. Ayres said to store his boat, snowmobiles, trailers, bobcat, and other equipment so they are not exposed on his yard. Mr. Pieri said the Board usually would give an exception on lots of five or more acres, and the storage use is not a problem with the property per se. Mr. Pieri said the building would be 25 feet from the water which is not permitted.

Ms. Suchoski said Mr. Ayres would construct a quality, finished product which will look lovely, it won't be seen from the road, and it is his property.

Mr. Jellison said there is an additional shed on Mr. Ayres property which was not included in the original drawing, and which increases the potential total storage area to 3,328 square feet with the code being 1,800 square feet. Mr. Jellison said he was also concerned about the proposed height of the building as the building would be next to his property.

Other comments and questions from Mr. Ayres included if he added living quarters to the building, if he constructed an attached structure from his house to the garage negating the square footage of the garage, or if he split the lot would any of the above make his building acceptable. Mr. Pieri said the Board would only deal with the issue before them and not to answer hypothetical questions.

Motion: Mr. Eberts moved to deny the requests of Mr. Ayres by reasons of: a) it was not in the spirit of Clark Township ordinances, b) Mr. Ayres has space to construct a building within the code, c) there was much objection from neighbors, d) by Clark Township standards Hill Island is congested, and e) no practical difficulty for granting the variance. Mr. Schuster seconded.

Roll call vote: Pieri, yes; Schuster, yes; Eberts, yes. 3 aye, 0 nay. Motion approved.

OLD BUSINESS:

PATRICK VARIANCE AMENDMENT

Motion: Mr. Schuster moved to amend and approve an 8-foot extension to the dimensional variance request of Ms. Patrick at their April 27, 2021. Mr. Eberts seconded.

Roll call vote: Pieri, yes; Schuster, yes; Eberts, yes. 3 Aye, 0 Nay. Motion passed.

ADJOURNMENT: Mr. Eberts moved to adjourn meeting at 7:53 pm, Mr. Schuster seconded. Vote: all aye.