

ONEIDA CHARTER TOWNSHIP ZONING BOARD OF APPEALS

MINUTES OF MEETING HELD

OCTOBER 6, 2020

AT 7:30 P.M.

MEMBERS PRESENT: BRUNTON, GROSTEFON, WALTERS, AND SCHULTZ

OTHERS PRESENT: SUPERVISOR COOLEY, AND ZONING ADMINISTRATOR GOSCHKA.

1. Call to Order: Meeting was called to order at 7:30 p.m. by Mr. Brunton.
2. Pledge of Allegiance was given.
3. Additions to the Agenda. There were none.
4. Election of Officers: Mr. Brunton made a Motion to nominate Mr. Grostefon for Vice Chairman. Support was given by Mr. Walters. Motion Carried. Motion was made by Mr. Walters and supported by Mr. Grostefon to nominate Mr. Brunton for Chairman. Motion Carried. Motion was made by Mr. Brunton to nominate Mrs. Schultz for Secretary. Support was given by Mr. Grostefon. Motion Carried.
5. Minutes of October 1, 2019 were approved in a Motion made by Mr. Walters and supported by Mr. Grostefon. Motion Carried.
6. Correspondence: There was none.
7. Public Hearing /Setback Hearing Variance, 5871 North River Hwy., Grand Ledge, Parcel #030-001-200-075-00. The Board had been provided a letter from the Township Attorney explaining that there needed to be a Township Board Vote to waive the permit fees, and that in the future the Township issues zoning compliance permits for any building permit. And that the proper procedure for this property was to seek a variance.
Mr. Walters asked how this situation happened.
Zoning Administrator Goschka explained that the building at this site was treated as an Accessory Building which required an 8 ft. side setback. Then the owner submitted a lot line adjustment to add 15 feet to his property. At that time, it was noticed that building on the property was the only building and thus the Main Building on the property and not an accessory building. With the addition of 15 feet to the property, the building now a Main Building, should have had a 30 ft. side set back and now only had a 23 ft. setback. Therefore, to be conforming it would need a Non-Use Dimensional Variance of 7 feet.
After review by the Supervisor and Zoning Administrator the matter was taken to the Township Board to approve waiving the fee due to the error in issuance of the Building Permit. The Township Board approved the waiving of the fee.
Chairman Brunton asked if there were questions from the Board. Mr. Grostefon asked if there was enough property to build a house at the site. Zoning Administrator Goschka said that there was, but the owner does not plan to build one. Mrs. Schultz noted that the old Zoning Ordinance did not address Main Buildings in this manner. Zoning Administrator Goschka noted that the burden of knowing the Zoning Requirements was not on the owner.

After all discussion: Motion was made by Mr. Walters to grant the Non- Use Dimensional Variance of 7 foot from the side lot line to the property located at 5871 North River Road, as this

request meets the requirements identified in Section C., page 18-5 or the Township Zoning Ordinance. Support to the Motion was given by Mr. Grostefon. Motion Carried.

8. Public Comment: There was none.

9. Adjourn Meeting: Meeting was adjourned at 8:45 p.m.

Minutes respectfully submitted by Jan Schultz and Melissa Goschka.

APPROVED:



MR. CHAD BRUNTON, CHAIRMAN