



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

May 14, 2019

Chair, Mike Roberts called the Plain Township Board of Zoning Appeals Meeting to order at 7:00 p.m.

ROLL CALL

Attending the Plain Township Board of Zoning Appeals meeting were Mike Roberts, Valerie Jorgensen, Richard Martin, and Shane Clapham. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also present. Chris Barrett was absent.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MEETING MINUTES

April 9, 2019 Meeting Minutes

Mr. Roberts made a motion to approve the meeting minutes of April 9, 2019 as submitted. Mr. Martin seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Crystal & Thomas Leukart
Melvin Hatch

Mr. Roberts swore in the applicant, Melvin Hatch.

ZONING OFFICER'S REPORT

Mr. Collins' zoning report to the Plain Township Board of Trustees was presented for review. There was a short discussion on Agritourism. Mr. Collins talked about adding zoning text addressing Agritourism, and other changes that could possibly be made to our zoning resolution in the future. Language regarding accessory structures and RV's are a couple additional possible changes.

NEW BUSINESS

Mr. Leukart was addressed by Mr. Roberts. The addition of a horseshoe driveway at his property was discussed. No action was taken.

Variance Application 04-09-2019-01 – 8360 Harlem Road – Section 406 - requesting a variance to build a second detached accessory structure in excess of 144 square feet.

Mr. Roberts introduced application Variance Application 04-09-2019-01. Mr. Collins explained that reason for the variance is the fact that the applicant already has one detached structure in excess of 144 square feet. Our zoning resolution allows for two detached structures per property, only one of which can exceed 144 square feet. The total maximum size for an accessory structure for a lot over 5 acres is 3120 square feet. The existing detached garage is 960 square feet.

The new proposed structure is 40’ x 65’ or approximately 2600 square feet. The applicant has requested to locate the structure 10 feet from the property line and the proposed height is 20’8” which is below the allowed 25’ allowed in the zoning text. The adjoining property is the Metro Parks. Mr. Martin asked about the use of the building. Mr. Hatch indicated that the property will be used for storage of a bobcat, an aerial lift, and his daughter’s RV. The building is not for commercial purposes. Mr. Hatch stated that the bobcat and aerial lift will be for personal use on his property.

Mike Roberts made a Motion to accept Variance Application 04-12-2019-01 and schedule this case for public hearing on May 14, 2019 at 7:00 pm. Chris Barrett seconded the motion. All in favor. Motion Carried.

HEARINGS

Variance Application 04-09-2019-01 – 8360 Harlem Road – Section 406 - requesting a variance to build a second detached accessory structure in excess of 144 square feet.

Mr. Roberts introduced application Variance Application 04-09-2019-01.

Mr. Roberts stated that all questions were answered previously and that he did not recall any issues last month when the application was submitted.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Shane Clapham made a Motion to Approve the Variance Application 04-09-2019-01 – 8360 Harlem Road – Section 406 - requesting a variance to build a second detached accessory structure in excess of 144 square feet.

Richard Martin seconded the motion; a roll call vote was taken:

| | |
|-------------------|-----|
| Mike Roberts | Yes |
| Valerie Jorgensen | Yes |
| Richard Martin | Yes |
| Shane Clapham | Yes |

The motion to approve the application as stated above has Passed.

BOARD MEMBER COMMENTS

None

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Roberts adjourned the meeting.

The regularly scheduled public meeting of the Plain Township Board of Zoning Appeals was adjourned.

****AS APPROVED****



Ben Collins
Zoning Board of Appeals Secretary