

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Lloyd Bonzo at 9:30 a.m.

Board Members Present: Chairman Lloyd Bonzo, Gail Kukuk, Lynn Baese and Alt. Kent Straub.

Board Members Absent: Morry McLain and Carl Seils.

Others Present: Mike Danna, Steve Davis, Tom Marsh, Gordon Fox, Acting Zoning Administrator Kim Akin and Secretary Theresa Wagner.

Motion by Kukuk supported by Baese to approve the minutes of the last Zoning Board of Appeals meeting held May 12, 2017.

Ayes 4 Nays 0 Absent 2 Motion Carried.

Chairman Bonzo read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or his agent will state his case fully and furnish the Zoning Board of Appeals with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Zoning Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Zoning Board will deliberate the matter and arrive at a decision at today's meeting. (Copies of these rules are available on the table).

Case #2017-004ZBA.

Mike Danna requested a SE side lot line variance of 2 ½ ft. (+ or -) to build an addition and second story to the existing house on property located at 635 Old Trail Drive, Prudenville (72-003-705-029-0000).

Acting Zoning Administrator Kim Akin stated Mr. Danna plans to tear down the existing garage to build the addition with a 2nd story.

Mr. Danna stated he plans to retire here in the near future and needs more room.

One (1) email was received with no objection to the request.

Chairman Bonzo asked for comments from the floor for or against the request.

Gordon Fox, 633 Old Trail Drive, HL, stated he has no objection to the request.

The meeting closed to the floor at 9:37 a.m.

Chairman Bonzo asked for comments from the Board.

Straub stated he didn't feel it would be a hardship for Mr. Danna to cut the porch down two (2) ft. and move it over, so as not to need a variance. After discussion, it was determined that the previous Zoning Administrator had made an error on the paperwork on parcel size, stating the width of the parcel was 68 ft. wide rather than the 49 ft. 9 in. that it is. With that information, more discussion followed.

Baese stated he is in favor of the request because the existing structure is already encroaching, and he feels that granting the request would keep the new addition in line with the existing structure, and it will only enhance the neighborhood. The Board concurred.

After discussion,

Motion by Baese supported by Kukuk to grant the request of Mike Danna for a SE side lot line variance of 2 ½ ft. (+ or -) to build an addition and second story (1 ft. overhang) to the existing house on property located at 635 Old Trail Drive, Prudenville (72-003-705-029-0000) as requested.

Ayes 4 Nays 0 Absent 2 Motion Carried.

Case #2017-005ZBA.

Steve Davis requested a side lot line variance of six (6) ft. and a 186 ft. roadside lot line variance to remove the existing trailer and leave the existing garage on property located at 5916 W. Emery Rd., Prudenville (72-003-019-011-0080).

Acting Zoning Administrator Kim Akin stated the property is zoned Forest Rural, and in this area the Township allows one detached building with no dwelling with conditions. The existing trailer was badly vandalized and Mr. Davis wants to remove it from the property, leaving the existing garage. This scenario does not meet the setback requirements. Akin stated by removing the trailer it will actually improve the property. It will be less non-conforming as we no longer allow single wide trailers.

Mr. Davis stated there were uninvited people squatting in the trailer, and they had destroyed everything in it; floors, windows, cupboards, etc. In his opinion it is not fixable. He would like to remove it from the property and leave the garage as is.

Chairman Bonzo asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 9:50 a.m.

Chairman Bonzo asked for comments from the Board.

Baese stated he is in favor of removing the blighted trailer. The property would be much more conforming once it is removed, and he has no objection to the request. The Board concurred.

After discussion,

Motion by Baese supported by Straub to grant the request of Steve Davis for a side lot line variance of six (6) ft. and a 186 ft. roadside lot line variance to remove the existing trailer and leave the existing garage on property located at 5916 W. Emery Rd., Prudenville (72-003-019-011-0080) as requested.

Ayes 4 Nays 0 Absent 2 Motion Carried.

There being no further business,

The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Theresa M. Wagner, Secretary