

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

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

Members Absent: Morry McLain

Others Present: Zoning Administrator Rachael Barnes, William Granzow, Loyal & Marilyn Weber and Frank & Bettie Pirochta

Motion by Baese supported by Kukuk to approve the minutes of the last Zoning Board of Appeals meeting held August 10, 2018. All ayes, motion approved.

Case #2018-008

Chairperson Bonzo introduced the Case #2018-008, property number: 72-003-670-060-0000, 329 Old Trail Drive, requesting two side lot line variances.

Zoning Administrator Barnes discussed that she had spoken with Mr. Granzow about a year ago and the plans he submitted did not meet the required side setback of 7'6" for the proposed garage he was looking to add on and to convert the existing carport into a screen enclosed porch. A few weeks ago a complaint came in that Mr. Granzow had begun the project of converting the carport into a screen enclosed porch without securing the proper permits or approvals first. After a violation was sent to stop construction immediately, it was discussed that Granzow would need to have approval from the Zoning Board of Appeals before proceeding. Barnes stated Granzow is requesting a 4'8" setback off the east side lot line to convert an existing carport into a screen enclosed porch and a 4'9" setback off the west side lot line to build a new attached garage in the future.

Granzow stated that he wanted to enclose the porch before winter and started the project not knowing that a variance would be required. He stated since he had to ask for a variance to convert the carport to a screen enclosed porch that he would ask for a variance for the garage too. Granzow stated for the garage he would follow the line straight down from the house to the existing detached garage. He stated he wanted to convert the carport to a screen enclosed porch because then he will not have to deal with mayflies and leaves. He stated there would be a mud wall.

Kukuk stated that when she went out to the property that she was unclear of where the property line was and due to the fact she could not identify exactly where the property lines were, she would not be in favor of granting the request.

Baese stated that there was a lot of congestion and the lots are tight. He stated personally, he would be in favor of granting the carport because it would not be encroaching anymore then what it is now but would not be in favor of granting the garage.

Straub stated that he agreed with Baese. He stated that the garage in this instance is not a hardship.

Bonzo stated that he went out to the property also. He stated after looking at everything, Granzow did not have a hardship and could meet the 7'6" for the garage. Bonzo stated that every case that is heard is case by case. Everyone is different and has different circumstances.

Granzow stated he was planning to meet the required 7'6" for the garage but figured he would at least try to get a variance to have the new garage in line with the existing house and garage. He stated 2' just means one less cabinet and cannot put trash in it.

Meeting opened to the floor at 9:46am.

Weber stated that he is the neighbor on the carport side. He stated that he put posts out along the lot line from the lake to Old Trail Drive. He stated he was confused on the setback and that the construction was already in progress without pulling the proper permits. He stated his concerns with the driveway being parallel to the lot line and stated he had 43.5

inches. He asked why go against code and just have the project restarted from scratch with the setbacks met? He stated he had no problem with building but just wanted to protect the interest of his lot. He stated the carport is already close and encroaching the required setback. He stated the properties are tight and he wants to protect his property.

Pirochta stated that they are the neighbor on the west side. She stated she has no qualms with the garage and rather it be a solid wall. She stated she does not have an issue if he builds the garage even with the existing house and garage.

Meeting closed to the floor at 9:55am.

Motion by Kukuk second by Straub to deny the original request to approve an east side lot line variance of 4'8" to convert the existing carport into a screen enclosed porch in the exact same footprint and a west lot line variance of 4'9" to build an attached garage in line with the existing house and existing detached garage. Roll call vote, all ayes. Motion approved.

Motion by Kukuk second by Straub to approve an east side lot line variance of 4'8" to convert the existing carport into a screen enclosed porch in the exact same footprint and deny the request for a west lot line variance of 4'9" to build an attached garage in line with the existing house and existing detached garage as the required 7'6" setback can be adhered to. Roll call vote, all ayes. Motion approved.

There was discussion amongst members on how meetings are held and riding together to visit properties when there is a case.

No public comment.

There being no further business,

All were in favor to adjourn the regularly scheduled Zoning Board of Appeals Meeting November 9, 2018 at 10:36am.

Respectfully submitted,

Rachael Barnes, Acting Secretary