GROVELAND TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING
NOVEMBER 9, 2010

The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman at 6:55 p.m. Members present were Branca, Christopher, Coxon, Thompson and Que. See attached list of others in attendance.

The meeting began with the Pledge of Allegiance.

MINUTES:

A motion was made by Thompson, seconded by Coxon to approve the minutes of the June 8, 2010 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

BZA 2010-002, KENNETH GEBAUER, SEC. 03. 02-03-426-015, 1157 N. JOSSMAN, ORTONVILLE. REQUEST TO BUILD ADDITION ONTO EXISTING ACCESSORY BUILDING THAT WILL EXCEED THE MAXIMUM SQUARE FOOTAGE IN AN RE/F ZONING DISTRICT.

Chairwoman Que asked the Applicant, Mr. Gebauer, to explain his reason(s) for the variance request.

Mr. Gebauer stated he would like to build a 960 square feet addition onto his existing accessory building. The purpose of the building would be to store several cars, his tractor and keep everything inside. Mr. Gebauer also stated that keeping the lines uniform with the existing building would be more aesthetically appealing.

The current zoning ordinance states that the maximum square footage of an accessory building in an RE/F zoning district is 1820 square feet. The Applicant's existing barn is 1200 square feet. The proposed addition of 960 square feet would exceed the maximum square footage by 340 square feet.

Several BZA commissioners visited the premises. Chairman Que asked each for their input. Commissioner Coxon stated he would have a problem varying the ordinance as the Applicant has presented no practical hardship, and
it could cause a problem when the property conveys. The Applicant would, however, be permitted to increase the square footage to the maximum of 1820 square feet. Commissioner Thompson stated he does not feel a variance should be granted beyond what is outlined by ordinance. He agrees that the addition would be attractive, however, the ordinance should not be varied and no practical hardship has been presented. Commissioner Branca believes changing the ordinance could set a precedence and leave the door open for more variance requests in the future. He also stated he has no objection to the Applicant adding on an additional 620 square feet. Commissioner Christopher agrees with all the previous statements. He does not support exceeding the 1820 square foot maximum.

Chairwoman Que stated it is the consensus of everyone on the Board that adding 620 square feet, bringing the total to 1820 square feet, would be allowable. They were also unanimous in their decision to not allow adding an additional 340 square feet.

Both Mr. & Mrs. Bebauer had walked out of the meeting room by this time.

After discussion, a motion was made by Coxon, seconded by Que to deny BZA 2010-002, KENNETH GEBAUER, SEC. 03. 02-03-426-015, 1157 N. JOSSMAN, ORTONVILLE. REQUEST TO BUILD ADDITION ONTO EXISTING ACCESSORY BUILDING THAT WILL EXCEED THE MAXIMUM SQUARE FOOTAGE IN AN RE/F ZONING DISTRICT as the request is not in compliance with the square footage requirements in the RE/F zoning district. The Applicant may, however, build a 620 square foot addition, bringing the building to the maximum square footage of 1820 allowed in an RE/F zoning district. ROLL CALL VOTE. YES - BRANCA, CHRISTOPHER, COXON, THOMPSON AND QUE. NO -0. MOTION CARRIED.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Coxon, seconded by Que to adjourn at 7:20 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

JUDY SCHULTE
RECORDING SECRETARY