

**CLAY TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 12, 2002
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Continue: 2002-0036

Request for variance from Ordinance #89, to Ordinance #89, section 303 (F) states . The application was denied because

Michel: Do we need non-conforming gate house lot?

Public Participation:

In favor: Paul Johnson, 8366 Colony; Ron Puwal, 8466 Colony.

Opposed: None.

Close Public Participation.

Michel: Suggest to modify tower lot, 20 ft. back from seawall. Clay Township to agree with Sprint to allow room for box for equipment. Rent from Sprint should go to Clay Township.

Kirkpatrick: Is 1.69 ft. enough property?

Michel: Suggest to combine part of both lots to allow for maintenance room.

Nelson to Michel: Has this appeal been to the Planning Commission? Michel: Yes.

Nelson to Paul Johnson: Are there future plans for the gatehouse and property? Mr. Johnson: Colony Park Association is against a monotower by Sprint.

Kirkpatrick: Some people are against a tower.

Motion by Kirkpatrick, supported by Shirkey to table appeal for more information from Clay Township and Colony Park Association.

Discussion

Diss: Sprint would need to come to ZBA for a tower.

Diss: The issue of lot splits and setbacks needs to be resolved.

AYES: Shirkey, Kirkpatrick, Nelson. NAYES: Diss, Michel. MOTION CARRIED.

Clay Township committee: J.McKoan, Pellerito, Kirkpatrick.

Nelson: Prior discussions have not been included in packets for ZBA members.

Mr. Monte was not aware of a setback.

Michel: Does tower lot need to be expanded?

Mr. Johnson: How much property is needed? Kirkpatrick: Approximately 5 ft.

2002-0037

George Rose

6221 Benoit

Appellate is requesting to construct a pole barn 30 ft. x 40 ft. prior to demolition of existing home. Existing house will be torn down, also garage and pump house.

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Continue: 2002-0037

Request for variance from Ordinance #89, to construct a pole barn prior to the demolition of existing home and placement of a new single family home.. The application was denied because Ordinance #89, section 1304 (C).

Kirkpatrick: This is a new modular home. Will need approximately until December 2002 construction time.

Nelson: Construction of pole barn will begin before starting the modular house.

Diss: Will there be a Florida room? Appellate: Approximately 220 sq. ft. single story.

Public Participation:

In favor: No comment.

Opposed: No comment.

Close Public Participation.

Kirkpatrick: No problem.

Motion by Kirkpatrick, supported by Shirkey, to grant appeal as requested. Post \$1500 cash bond.

AYES: All. NAYES: None. MOTION CARRIED.

Mike Kras: Time starts at the beginning of pole barn (six months to start construction of pole barn).

6. Member Comments

Change of meeting date from September 19, 2002 to September 26, 2002. Questionable if there will be a quorum.

7. Public Comment

Dennis Lonsway, 7347 Bea Lane. He is asking for repair. He needs a letter for repair versus expansion.

Nelson: Not a ZBA problem. Contact Building Department to determine wording.

8. Adjournment

Moved by Michel, supported by Kirkpatrick to adjourn at 8:15 p.m.

AYES: All. NAYES: None. MOTION CARRIED.

Respectfully submitted,

Dolores M. Nelson
Recording Secretary