

PITTSFIELD TOWNSHIP ZONING BOARD OF APPEALS MINUTES

Members Present: Gerald Krone, Scott Fisher, Ann Harris, Stephanie Atkinson

Members Absent: George Cook

Others Present: John Sanderson, Belinda Kingsley, Zoning & Code Enforcement Administrator, and Haley Feeman, Recording Clerk.

1.0 Call Meeting to Order/Determination of a Quorum

Chairperson Fisher called the meeting to order at 6:32 p.m. A quorum was present.

2.0 Approval of Agenda

Motion by Member Harris, supported by Member Krone, to approve the agenda as recommended.

MOTION CARRIED

3.0 Communications and Announcements

None

4.0 Items from the Floor

None

5.0 Public Hearings

5.1 ZBA 19-02 4422 Palomino Drive

[Submitted for variance to construct accessory structure]
(4422 Palomino Drive, L-12-36-300-025)

Ms. Belinda Kingsley presented ZBA 19-02 4422 Palomino Drive, the proposed structure is 16' which exceeds the maximum height of 14'.

John Sanderson, applicant, stated he wants to build a barn high enough for his RV to fit under.

Motion by Member Harris, supported by Member Atkinson, to close the public hearing.

MOTION CARRIED

Chairperson Fisher read the findings for ZBA 19-02 4422 Palomino Drive in the Staff Report:

1. *That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such regulations unnecessarily burdensome.*

Member Harris disagrees with the finding.
Member Krone disagrees with the finding.
Member Atkinson disagrees with the finding.
Member Fisher disagrees with the finding.

2. *That the granting of a variance would do substantial justice to the applicant as well as to the other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property and be more consistent with justice to other property owners.*

Member Krone agrees with the finding.
Member Atkinson agrees with the finding.
Member Fisher agrees with the finding.
Member Harris agrees with the finding.

3. *That the plight of the applicant is due to the unique circumstance of the property and not to general conditions in the area.*

Member Harris disagrees with the finding.
Member Krone disagrees with the finding.
Member Fisher disagrees with the finding.
Member Atkinson disagrees with the finding.

4. *That the plight or problem is not self-created.*

Member Atkinson agrees with the finding.
Member Fisher agrees with the finding.
Member Harris agrees with the finding.
Member Krone agrees with the finding.

5. *That no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts, shall be considered grounds for the issuance of the variance.*

Member Fisher agrees with the finding.
Member Atkinson agrees with the finding.
Member Harris agrees with the finding.

Member Krone agrees with the finding.

6. *That the variance observes the spirit of the Ordinance, secures public safety, and does substantial justice.*

Member Harris agrees with the finding.

Member Atkinson agrees with the finding.

Member Krone agrees with the finding.

Member Fisher agrees with the finding.

Motion by Member Harris, supported by Member Atkinson, to approve petition of ZBA 19-02 4422 Palomino Drive to allow a variance to construct a 16' high accessory structure that exceeds the maximum height of 14'.

ROLL CALL

YES: HARRIS, ATKINSON, KRONE, FISHER

NO: None

ABSENT: COOK

ABSTAIN: None

MOTION CARRIED

6.0 Old Business

None

7.0 New Business

7.1 ZBA 18-10 6095 Carpenter Road

[Submitted for a side yard setback variance]

(6095 Carpenter Road Section 25)

8.0 Zoning Administrator's Report

Ms. Kingsley stated that there are no applications submitted for the May meeting, most likely the May meeting will be cancelled.

9.0 Member's Report

None

10.0 Secretary's Report

None

11.0 Chairperson's Report

None

12.0 Approval of Prior Minutes

12.1 Minutes of February 25, 2018

Motion by Member Harris, supported by Member Atkinson, to approve the February 25, 2019 minutes.

MOTION CARRIED

13.0 Adjournment

Chairperson Fisher adjourned the meeting at 6:44 p.m.

s/Ann Harris, Secretary

Date 06-24-2019