

**PITTSFIELD TOWNSHIP ZONING BOARD OF APPEALS MINUTES**

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**Members Present:** Gerald Krone, Scott Fisher, Jan Haupt, Chris Wall, Ann Harris

**Members Absent:** None

**Others Present:** Laura Kreps, Township Planning Consultant, Beth Bergeron, 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 Krone, supported by Member Harris, to move Item 7.1 to follow 5.1 and 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 21-05 7827 Crane Rd**

Applicant is requesting a variance to allow the construction of an accessory structure that exceeds the height allowance of 14ft in Section 8.03B.2.b.v. of the Zoning Ordinance.

Item 7.1 of New Business to follow 5.1 of the Public Hearing

Ms. Laura Kreps, Township Planning Consultant presented ZBA 21-05 7827 Crane Rd.

The applicant is proposing to construct an accessory structure with the walls being 14ft high, and as we measure building height, would make the building a 17ft high accessory structure. The location of the building meets all setbacks and lot coverage requirements.

Applicant Smith stated that properties adjacent to him also have accessory structures that are taller. He is requesting the variance to accommodate door height in order to store motor home and tractors. Structure will be 15ft-20ft behind the home, additionally 240ft-250ft off the road. Applicant has had discussions with neighbors who have no issue with him building the structure.

No public comments were presented.

**Motion by Member Wall, supported by Member Harris, to close the Public Hearing 7827 Crane Rd**

**MOTION CARRIED**

**7.1 ZBA 21-05 7827 Crane Road**

Submitted for Variance from Article 8.03, B.2, b.v., 7827 Crane Rd,

Members discussed location of structure and agreed that they would rather have these types of vehicles enclosed rather than stored outside in a yard. Also noted substantial mature tree row that is sufficient to screen the accessory structure. Members feel comfortable with the variance since the property is in an agricultural zoned property and the variance requested being only 3ft. Additionally, there being no close neighbors, they don't feel there would be any concerns with granting the variance.

Chairperson Fisher read the findings for **ZBA 21-05 7827 Crane Rd** in the Staff Report for Section 8.03B.2.b.v

- 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 Wall disagrees with the finding.  
Member Haupt agrees with the finding.  
Member Krone disagrees with the finding.  
Member Fisher agrees with the finding.  
Member Harris 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 Haupt agrees with the finding.  
Member Fisher agrees with the finding.  
Member Harris agrees with the finding.  
Member Wall 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 Haupt disagrees with the finding.  
Member Wall agrees with the finding.  
Member Fisher disagrees with the finding.

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

Member Wall agrees with the finding.  
Member Fisher agrees with the finding.  
Member Harris agrees with the finding.  
Member Krone agrees with the finding.  
Member Haupt 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 Wall agrees with the finding.  
Member Haupt 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 Haupt agrees with the finding.  
Member Krone agrees with the finding.  
Member Wall agrees with the finding.  
Member Fisher agrees with the finding.

**Motion by Member Krone, supported by Member Harris, to approve petition ZBA 21-05, 7827 Crane Rd to allow an accessory structure to exceed the height of 14 feet to 17 feet, allowing a variance from Section 8.03 B.2. b.v., of the zoning ordinance**

**ROLL CALL**

**YES: HARRIS, WALL, HAUPT, KRONE, FISHER**

**NO: None**

**ABSENT: None**

**ABSTAIN: None**

**MOTION CARRIED**

**7.0 New Business**

**7.2 Election of Secretary**

**Motion by member Harris, supported by Member Fisher to appoint Member Wall to secretary**

**MOTION CARRIED**

**8.0 Zoning Administrator's Report**

Ms. Kreps, Pittsfield Township Planning Consultant, advised that we have three applications for the August 23, 2021 meeting.

Discussed the possibility of in-person meetings and what the board would like. Member Krone advised of a discussion held at the last Board meeting, that they had decided to continue with remote meetings for the time being. Agreed to re-visit next month.

**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 June 28, 2021**

**Motion by Member Harris, supported by Member Krone,  
to approve the Minutes of June 28, 2021**

**MOTION CARRIED**

**13.0 Adjournment**

Chairperson Fisher adjourned the meeting at 7:00p.m.

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**Chris Wall, Secretary**

**07-26-21**