

ONEIDA CHARTER TOWNSHIP ZONING BOARD OF APPEALS

HELD June 7, 2022

AT 6:00 p.m.

MEMBERS PRESENT: CHAIRMAN GROSTEFON, MEMBERS WALTERS, SHILTON, STAHELIN AND SCHULTZ.

ABSENT: None

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, APPLICANTS MR. AND MRS. COSCARELLI, RESIDENTS OF ONEIDA ROAD, SUPERVISOR COOLEY, JACKIE PENA-KLANECKY AND JAN SCHULTZ.

1. Call to order.
2. Pledge of Allegiance was given.
3. Additions to the Agenda: There were none.
4. Draft Minutes of April 5, 2022, were approved in a Motion made by Mr. Walters and supported by Chairman Grostefon. Motion carried.
5. Public Hearing/Variance request for a 38.80 -foot variance for one of the parcels when splitting the 29.82 acres, as the requested road frontage is 126.2 feet and 165 feet is required.

Chairman Grostefon called on Mrs. Coscarelli to discuss the request with the Board. She said they had originally planned to build on parcel C, but the water table was extremely high and they could not have a basement there, and it would be extremely expensive to build there. They are now asking to build on parcel A. and to resize parcel A to 8 to 10 acres and resize parcel C to 18 acres but to do this they need a variance of 38.80 feet for access to parcel C. They will also need to re-split the property. Parcel B would stay as it was originally split out and that is where the existing house is. The Coscarelli's had given property to the neighbor so they would have the correct frontage. Most of the lots in the area are 100 to 120 feet of frontage on the road, as they were built before the Ordinance in 1975 or are part of the Maple Valley Subdivision.

There was much discussion on how the site was laid out. Please see attached survey and supporting documents. Mr. Walters said that right now no variance was necessary and most of the Board was confused on how the new splits would be done. Mrs. Coscarelli explained and came forward to show the Board how it would be laid out. Mr. Walters questioned if the request met all of the requirements for a Use Variance found in Chapter 18-5 Section C. number 5. Mrs. Schultz felt that the high-water table and inability to have a basement on parcel C. was a hardship and not caused by an action or inaction of the applicant. They had several perks before purchasing the property, unfortunately they did not show the water table problem.

Mrs. Schultz made a Motion to approve the request for the 38.80-foot variance for parcel C as requested. After much discussion support was given by Chairman Grostefon. Roll Call Vote: Aye: Stahelin, Grostefon, Schultz, Shilton. Nay: Walters. Motion Carried.

6. **Public Comment:** Resident of Oneida Road questioned the unsightly building on the west side of the road that had burned and then been left to rot for quite a number of years. And asked if something could be done with it. Zoning Administrator Goschka will put the matter on the Agenda for the Township Board to discuss.
7. **Any Other Business:** There was none.
8. **Adjourn Meeting:** Meeting was adjourned at 6:52 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka.

APPROVED:

MR. ADAM GROSTEFON, CHAIRMAN