

ONEIDA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS MEETING
HELD
SEPTEMBER 6, 2017

MEMBERS PRESENT: CHAIRMAN OAKLEY, MEMBERS BRUNTON,
GROSTEFON, WALTERS AND SCHULTZ

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, SUPERVISOR
COOLEY, PETITIONER MR. HAMILTON AND MS. MC MULLEN,
RESIDENTS OF THE GRAND WILLOW DRIVE AREA.

1. Meeting was called to order at 7:00 p.m. by Chairman Oakley.
2. Approval of the Agenda. Motion was made to approve by Mr. Brunton and support was given by Mr. Grostefon. Motion Carried.
3. Minutes of December 6, 2016 were approved after discussion regarding the hardship of the case at that Meeting. Motion was made for approval by Mr. Brunton and support was given by Mr. Grostefon. Motion Carried.
4. Public Hearing as requested by Mr. Hamilton and Ms. McMullen of 12825 Grand Willow Drive, was called to order by Chairman Oakley. Chairman Oakley asked the Petitioner to address the Board regarding his request for a variance. Mr. Hamilton told the Board that he was a retired landscape business owner and he was asking for a variance of 3 feet in the height of his pole barn to allow storage of a rack system. The Ordinance allows 14 feet in height and he wants to have 17 feet in height. The reason for this

Chairman Oakley asked those present to comment: Mrs. Tiller a next-door neighbor said she felt that the landscaping that Mr. Hamilton was going to do would help bring up value of the property in the area and was in favor of the variance. She felt that most neighbors could only see the bottom 4 feet. And from 200 feet you can't tell if it 14 feet high or 17 feet high.

Neighbor at 12803 doesn't like the idea of a large building in the area and having it 3 feet taller makes it a looming building. To her a barn suggests out in the country not in a subdivision. She submitted a petition asking the Board to deny the variance. The wording on the petition said (We the undersigned would like to request that Oneida Township Zoning Board of Appeals Board deny the variance to raise the height limit from 14 feet to 17 feet on a proposed pole barn to be located on the property at 12825 Grand Willow Drive.) 21 people signed the petition and it is attached to these minutes.

12794 Iroquois Dr. said this is an old neighborhood and a nicely kept neighborhood and a desirable neighborhood. Some homes in the area are not 1200 square feet in size. She wants to assist in keeping the neighborhood desirable. She is on the Planning Commission and plans to bring Section 3.08 of the Zoning Ordinance up for discussion at the next meeting. She wants to discuss having it removed.

12743 Grand Willow Drive thought Mr. Hamilton should have been aware of the height requirement before he bought the property. He did not feel the pole barn was suited to the

of neighborhoods. He did not feel that the hardship of the rack system not fitting without the variance was an issue for the neighborhood. He wanted the neighborhood to remain residential. What is the next owner going to do with it. He felt that this request effects the whole neighborhood not just the owner of the property in question.

Ms. McMullen asked to speak, she said she wanted the barn to be pretty for her benefit as well as that of the neighborhood and felt that if the barn that is currently under construction had not been there, this request would not be a problem. She also said they wanted to be good neighbors and get along with the neighbors and would do all they could to make it attractive.

The Realtor for the property owners spoke and said they had done their homework and she too felt that if the other barn was not there, there would have been no problem with this one.

New Neighbor wanted to speak again and was restating his issues. Chairman asked if he had anything new to add. He did not.

Chairman Oakley asked the Board to deliberate. Mrs. Schultz read the Conditions for a Non-Use Variance from page 18-5 of the Ordinance and said none of them could be met. She felt that the variance had to be denied.

Mr. Brunton said he had researched the Ordinance and could not find anything that would allow approval. The other large building in the area had a hardship of 3 easements on the property and that was why it was approved. He felt that we would be setting a

APPROVED:

A handwritten signature in blue ink that reads "Carl Oakley". The signature is written in a cursive style and is positioned above a horizontal line.

Mr. Carl Oakley, Chairman.