

CHARTER TOWNSHIP OF MONITOR
SPECIAL ZONING BOARD OF APPEALS MEETING
September 25th, 2025

The meeting was called to order by Chairman Jim Horen at 6:30 p.m.

The Pledge of Allegiance of the United States of America was recited by all present.

Members present: J. Horen, J. Meier, J. Krueger, C. Schweitzer

Members absent: D. Zube

Also present: R. Sheppard, Attorney, D. Rochow, Zoning Administrator

Motion by Schweitzer, supported by Meier to adopt the agenda as amended with the addition of added discussion of the appendix.

Motion unanimously carried.

Motion by Schweitzer, supported by Meier to approve the minutes of August 21st, 2025, as presented.

Motion unanimously carried.

Public Input

Public input opened and closed at 6:33p.m. with no one wishing to speak.

Items for Consideration

09-100-B20-000-016-00

Pamela Blanchett

2027 Crescent Drive

Front Yard/Rear Yard Setback Variances – Section 6.05

Horen read the notice that was sent to surrounding property owners regarding the variance requests submitted by P. Blanchett.

P. Blanchett is requesting a 4-foot rear yard setback variance and a 15-foot front yard setback variance.

Horen also read a letter of response received from Larry and Diane Arendt. The Arendts expressed objection the 15-foot front yard setback variance but stated they had no objection to the rear yard setback variance.

Krueger asked P. Blanchett if she had considered placing the proposed shed in the location of the former small barn.

Schweitzer inquired about the restrictions that necessitated the variance request.

Krueger further asked P. Blanchett whether the proposed shed could be rotated ninety degrees and relocated to the northwest corner of the property.

Schweitzer discussed the clear vision corner requirements.

Krueger read from the Briar Hills No. 1 Covenant, which states: *“Permitted accessory buildings must be located either 10 feet from the rear lot line or 100 feet or more from the front lot line.”*

Public input was opened.

J. Glowicki, located on Elm Drive, objected to the proposed placement of the shed, but indicated no objection if it were located on the northwest side of the property.

J. Turmell, located on Elm Drive, requested that the proposed shed be placed parallel to the fence, preferably on the west side, replacing the existing shed.

N. Mrozinski, located on Elm Drive, stated she believes the 30-foot setback rule should be honored.

J. Fortune, located on Elm Drive, asked questions regarding the gazebo and the small shed.

J. Adams, located on Crescent Drive, asked questions regarding the materials list.

Public input was closed at 7:15 p.m.

Krueger stated she has been evaluating whether a hardship exists for the requested variances. She noted that the property at 2027 Crescent Drive measures 90 feet by 150 feet (13,500 square feet, including right-of-way) Section 2.56(a) Lot. Therefore, this property falls into Line 1 of the Ordinance 67-Q, Chart (p. 3-21), which requires a minimum rear yard setback of 15 feet, with an exception under Condition #5: *“The side and rear yard may be reduced to 10 feet on lots 28,000 square feet or less.”*

Krueger stated since the proposed shed is 12 by 24 feet (288 square feet), it meets the minimum requirements of Condition 5(a), which allows accessory buildings up to 600 square feet. Therefore, the 10-foot rear yard setback is the bare minimum permitted.

Krueger further referenced:

- Section 3.11 – Lots Having Frontage on Two Streets, which requires compliance with front yard setbacks on both streets.
- Section 6.05(a) – Front Yard, which requires a minimum front yard setback of 30 feet.
- Section 3.12 – Clear Vision Corners, noting uncertainty as to whether the variance would impact the corner, but expressing concern it could affect the neighboring property to the north when vehicles back out of the driveway.

Krueger emphasized that Ordinance 67-Q was established to protect neighbors from adverse impacts, and granting the requested corner/front yard variance could infringe upon the rights of the adjacent property owner. She further noted that a fence currently on the property line may not remain in the future, so it should not be relied upon in making this decision.

Motion by Krueger supported by Schweitzer to deny both variances requested since there are other options for the proposed shed and there is no hardship found using 18.10 a, b, or c.

Roll Call Vote:
Yes: Krueger, Horen, Meier, Schweitzer
No: None
Absent: Zube
Motion carried.

09-100-037-300-120-00
Bill Waterman
5472 Kasemeyer Road
Front Yard/Side Yard Setback Variances – Section 6.05

Horen read the notice that was sent to surrounding property owners regarding the variance requests submitted by B. Waterman.

B. Waterman is requesting several variances to allow placement of an accessory building in the front yard, along with front yard and side yard setback variances.

Horen also read a letter of response received from Mike and Rhonda Arnold.

Mr. Waterman presented his request, noting that he revised his site drawings to provide a 17-foot setback on the north side of the property.

Horen noted that electric service to the property is currently shut off.

D. Rochow addressed the height of the proposed building versus the height of the house.

Discussion ensued among members.

B. Waterman discussed the possibility of reducing the square footage of the proposed garage.

Motion by Schweitzer supported by Meier to table consideration of the variance request until new conforming garage drawings are submitted and the condition of the existing home is addressed.

Roll Call Vote:
Yes: Krueger, Schweitzer, Horen, Meier
No: None
Absent: Zube
Motion carried.

09-100-007-100-050-06
Daniel Short
31 Ott Road
Side Yard Setback Variance – Section 5.05

Horen read the notice that was sent to surrounding property owners regarding the variance request submitted by D. Short who is requesting a side yard variance on their property to the east so they can attach a breezeway and garage.

Horen also read a letter of response received from Timothy and Betty Cichowski, approving of the variance request.

Krueger stated that Mr. Short is under the impression that a 25-foot side yard setback is required on the east side of his property. She referenced Section 5.05(b) – Side Yard (Agricultural District), which reads:

"For residential dwellings requiring a lot area and width set forth in (d) and (e) below, there shall be total side yards of no less than fifty (50) feet; provided, however, that no side yard be less than twenty (20) feet."

Based on this, Krueger's interpretation is that Mr. Short is required to have a 20-foot side yard setback, so he is requesting a 5-foot variance.

Section 18.10 (A) from our ordinance states, "the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship."

Krueger stated in this case undue hardship exists because Mr. Short's great-aunt and uncle own the adjacent property, established in 1973 with approximately a 40-foot side yard setback. The large shed on their property would require a 25-foot setback if the ordinance were strictly applied.

Section 18.10 (B) discusses "practical difficulty or unnecessary hardship in carrying out the strict letter of this Ordinance and a request is made to vary such regulations so that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done."

Krueger stated that ownership of the 5-foot area does not impact these factors, as nothing will be built on it.

Section 18.10 (C) discusses "said property for which the variance is sought is NOT so general or recurrent in nature."

Krueger stated that this variance is not general or recurrent in nature.

Motion by Krueger supported by Schweitzer to approve the 5-foot side yard setback variance.

Roll Call Vote:

Yes: Meier, Horen, Schweitzer, Krueger

No: None

Absent: Zube

Motion carried.

Discussion ensued among members.

Members requested the use of an appendix at the end of their Ordinance books to be prepared for the next meeting.

Communications

Krueger acknowledged receipt of Communications.

***Motion by Horen, supported by Schweitzer to adjourn the meeting.
Meeting adjourned at 8:27 p.m.***

Respectfully submitted,

Joy Krueger
Secretary
S/jjh