

CLEARWATER TOWNSHIP ZONING BOARD OF APPEALS
REGULAR MEETING AND PUBLIC (VARIANCE) HEARING

July 16, 2018

Approved October 8, 2018

Present: ZBA members, Dave Lawicki, Tina Fields, Greg Snyder, Bob Bergmann, Lucy Gerlach

Leon Hank, variance applicant

Call to order: 7:10

Pledge of Allegiance

Agenda approved

Minutes of April 9, 2018 approved

Each member declared no conflicts of interests

No public comments

The chair opened the public hearing and announced the Hank variance request.

Mr. Hank presented his background and his case for the variance. Board discussed with him possible solutions to the issues posed by the Consumer's Energy substation next to his residence.

Public hearing closed.

Chair read Standard A. Findings of fact: the neighboring substation poses problems of noise, possible health hazards, and circumstances not applicable to other properties in the same zoning area.

Roll call vote, is Standard A met? Snyder, yes; Bergmann, yes; Fields, yes; Gerlach, yes; Lawicki, yes.

Standard A is met

Chair read Standard B. Findings of fact: owner could build a garage 3 ft. narrower, 2 ft. closer to the house, thus avoiding the need of a variance; the garage size requested is the answer to the practical difficulty, need storage space, etc. In response to an observation that the Hanks presently have garage space, Mr. Hank requested to speak, and explained that the present attached garage is planned to be converted to a bedroom.

Roll call vote, is Standard B met? Fields, yes; Bergmann, yes; Snyder, yes; Gerlach, no; Lawicki, yes.

Standard B is met.

Chair read Standard C. Findings of fact: same as Standard B, plus the unlikelihood that the utility will expand into its eastern 10-ft. setback (toward the Hank property).

Roll call vote: Is Standard C met? Fields, no; Gerlach, no; Snyder, yes; Bergmann, yes; Lawicki, yes.
Standard C is met.

Chair read Standard D. Findings of fact: obviously, the Hanks are not responsible for the substation.

Roll call vote: Is Standard D met? Snyder, yes; Bergmann, yes; Fields, yes; Gerlach, yes; Lawicki, yes.
Standard D is met.

Chair read Standard E. Findings of fact: a garage on the Hank property will not adversely affect the neighborhood; most residents won't even notice.

Roll call vote: Is Standard E met? Fields, yes; Gerlach, yes; Snyder, yes; Bergmann, yes; Lawicki, yes.

Standard E is met.

As all standards have been met, the variance requested by Leon Hank is approved, and the hearing is closed.

The board briefly discussed Amendment 8 and voted to adjourn.

Next regular meeting is October 8.

Submitted by Lucy Gerlach
ZBA Secretary