

**CLEARWATER TOWNSHIP
ZONING BOARD OF APPEALS**

**REGULAR MEETING
OCTOBER 12, 2009**

DRAFT MINUTES

Call to Order, Pledge of Allegiance:

Acting Chairman McShane called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

Roll Call of Members and Recognition of Visitors:

Board members present: McShane, Adams, Fields, Gerlach, Margo

Board members absent: None

Township Officials: Molby, Gray

No visitors present.

Approval of Minutes:

Moved by Fields, seconded by Adams to approve the minutes of the July 13, 2009 meeting as presented. Motion carried.

Approve of Agenda:

Moved by McShane, seconded by Gerlach to accept the agenda as presented. Motion carried.

Public Comment: None

Report of Zoning Administrator:

Molby stated that he had received inquiries from several people which could require a variance. However, at this time he has not received a Land Use application from these individuals, but will send them to the ZBA if the request warrants.

The next regular meeting of the Board will be January 11, 2010.

New Business:

Gerlach presented proposed changes to Ordinance #9 relating to Article XXVI (26.11), **STANDARDS FOR REVIEW OF A NON-USE (DIMENSIONAL) VARIANCE APPLICATION.** Gerlach and Margo worked together researching standards for a Non-Use (dimensional) variance, and the board expressed gratitude for their efforts. It was pointed out that the standards we currently have basically apply to a **Use Variance**, which cannot be allowed by the board. Discussion followed. McShane asked the board to study the proposed changes and take them under advisement. Discussion will continue at the next meeting before recommending changes to the Planning Commission.

The board agreed the **Zoning Board of Appeals By-Laws** should be reviewed at the next regular meeting. It was suggested that Standards for approval of a variance and Procedures for Review of a variance should be included in the By-Laws.

Gerlach and Margo also suggested that the new Article 12 Signs being proposed for Ordinance #9 should include standards for a variance request involving a sign. Article 12 has not been adopted yet by the Township Board. This suggestion will be brought to the Township Board at their next regular meeting.

Old Business:

There was none.

Moved by McShane and seconded by Gerlach to adjourn at 8:05 p.m. Motion carried.

Respectfully,

Pat Gray
Recording Secretary

Jim Adams
Zoning Board of Appeals Secretary