



# DEERFIELD TOWNSHIP

## ZONING BOARD OF APPEALS

### MEETING MINUTES

May 30, 2013

Deerfield Township Hall

**CALL TO ORDER:** Meeting was called to order by Chairman Chuck Hubscher at 7 p.m.

**PRESENT:** Chuck Hubscher, Walter Nelson, Andy Worgess, Dan Maloney and Zoning Administrator Roger Lintemuth.

**Absent:** Virginia Wood

**AGENDA REVIEW:** No new items presented.

**ELECTION OF OFFICERS:** New officers were nominated and unanimously elected as follows: Chairperson Hubscher, Secretary Wood. It was noted that having a Vice-Chairperson could be beneficial and Maloney was nominated and approved on a 4-0 vote.

**MINUTES OF LAST MEETING:** Minutes of the last meeting were presented. Motion to approve by Maloney, seconded by A. Worgess. Passed 4-0.

**New Business:** Welcome Walter Nelson as new Zoning Board of Appeals member.

**Old Business:** None

**Public comment:** None

**Public Hearing on Variance Request from Richard and Michelle Doherty for variance from Deerfield Township Zoning Ordinance Section 3 – General Provisions 3.02 on Accessory Buildings and Structures.** The Dohertys requested relief from 1,008 square feet building limit in rural residential and from 20-foot setback at 5345 W. River Road. Because of the location of the home and septic tank and drainfield on the 3+ acre lot, they were limited in areas where they could build an accessory building. Two

letters of support from neighbors were read, no one spoke in opposition. The Deerfield Planning Commission has recently recommended that the 1,008 square foot minimum be removed as a requirement and regulate by not allowing more than 19 percent of a lot to be covered by buildings. That action requires legal review, public hearings and Township Board approval and would not be done in time to allow summer building plans. Moved by Worgess, seconded by Nelson that a variance be granted. Roll call vote was 4 aye, 0 nay.

**Public Hearing on Variance Request from Philip Mead for variance from Section 3 – General Provisions 3.02 on Accessory Buildings and Structures.** Mead plans to build a storage/accessory building for his fifth wheel travel home on his 3.5 acre lot at 5481 W. Baseline Road and wants to exceed the 1,008 square feet recently addressed by the Planning Commission. There were no objections and letters of support for the project. The Deerfield Planning Commission has recently recommended that the 1,008 square foot minimum be removed as a requirement and regulate by not allowing more than 19 percent of a lot to be covered by buildings. That action requires legal review, public hearings and Township Board approval and would not be done in time to allow summer building plans. Moved by Worgess to allow the variance and seconded by Maloney. Roll call vote 4 aye, 0 nay.

**Motion to Adjourn:** Made by Worgess, seconded by Nelson at 7:42 p.m.

Next meeting is August 15, 2013.