



Fruitland Township  
White River Light Station Museum

# Fruitland Township Zoning Board of Appeals Minutes of September 10, 2012

***CALLED TO ORDER:*** 7:00 p.m.

***PLEDGE OF ALLEGIANCE***

***PRESENT:*** Chairman John Warner, Board members Penny Larson, Brian Lernowich, Eileen Stoffan and Clarence Gaertner.

***ALSO PRESENT:*** Recording Secretary Sally Dion and 5 interested parties.

***NOT PRESENT:*** Zoning Administrator Sandel

***AGENDA:*** Motion by Penny Larson, second from Clarence Gaertner II, ***ADOPTED***, to approve the September 10, 2012 Zoning Board of Appeals agenda.  
***5 AYES***

***MINUTES:*** Motion by Clarence Gaertner, second from Brian Lernowich, ***ADOPTED***, to accept the April 9, 2012 Zoning Board of Appeals as presented.  
***5 AYES***

Chairman Warner explained the purpose and function of the Zoning Board of Appeals.

**ADDRESS: 6058 Murray Road**

**61-06-578-001-0001-52**

**Santiago Coronado, applicant,** requests a variance from the following article for the construction of a 14' X 19' Accessory Building:

*Article VIIIa, Inland Lakes District, Section 8.02a 1., which states that the side yard setback for residential uses shall be ten (10) feet as measured to either the eaves or foundation, whichever is closer and that the rear yard setback shall be fifty (50) feet.*

***Public Hearing opened at 7:14 p.m.***

***Correspondence:***

- Joyce S. Newcomb, 6106 Murray Road, ***supports*** variance
- Kim Koetje, Wagoner Cottage at Sylvan Beach Resort Company, ***supports*** variance

- Alan Jackman, President, Sylvan Beach Resort Company Modifications Committee/Shareholders, **supports** variance for the rebuilding of the garage, maintaining the current size (including height)

Mr. Coronado explained the garage needs to be rebuilt and he would like to move it from the existing footprint because of a power pole that is right against the existing building and the fact that it sits partially on the neighbor's property. Moving the garage will also help sight line for the shared driveway. If allowed to move the garage it will sit partially on Park Land of Sylvan Beach.

**Public Comment:**

Alan Jackman, President, Sylvan Beach Resort Company explains no one owns land in Sylvan Beach they only lease it and that the leasehold must have permission before doing any construction.

Irene Pierson, 6100 Murray Road, explains that the Sylvan Beach Resort Company has always had to bring projects to the Township.

Chairperson Warner asks if this is only going to affect Park Land and no one owns the land besides shareholders why did they come to the Zoning Board of Appeals.

Mr. Coronado explains that Zoning Administrator Sandel advised that each lot has individual lot lines and the proposed building extends past them, thus needing a variance.

**Public Hearing closed at 7:28 p.m.**

**Board Comments:**

Board Member Brian Lernowich states this is a unique area.

Board Member Penny Larson states the provided pictures make it very clear this needs to be rebuilt and moved from the existing location.

Consensus of all members is that this is a very unique area and no matter where the rebuild takes place it will be partially on another lot.

Motion by Penny Larson, second from Eileen Stoffan, **ADOPTED**, to **approve** the variance as requested.

**Roll Call: Stoffan – AYE, Lernowich – AYE, Larson – AYE, Gaertner – NAY, and Warner – AYE.**

Chairman Warner informed Mr. Coronado he has 180 days to begin the project.

**ADJOURNMENT**

Motion by Clarence Gaertner, second from Brian Lernowich, **ADOPTED** to adjourn the September 10, 2012 Zoning Board of Appeals meeting at 7:45 p.m. **5 AYES**

Respectfully Submitted,

Sally Dion  
Recording Secretary