



Fruitland Township  
White River Light Station Museum

# Fruitland Township Zoning Board of Appeals Minutes of April 8, 2013

***CALLED TO ORDER:*** 6:00 p.m.

***PLEDGE OF ALLEGIANCE***

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

***ALSO PRESENT:*** Zoning Administrator Sandel, Recording Secretary Sally Dion and 4 interested parties.

***AGENDA:*** Motion by Penny Larson, second from Brian Lernowich, ***ADOPTED***, to approve the April 8, 2013 Zoning Board of Appeals agenda.

***5 AYES***

***NOMINATIONS/ELECTIONS:*** Motion by Brian Lernowich, second from Penny Larson, ***ADOPTED***, to nominate and re-elect John Warner as Chairperson, Clarence Gaertner as Vice Chairperson and Eileen Stoffan as Secretary for the Zoning Board of Appeals year of April 2013 to April 2014.

***5 AYES***

***MINUTES:*** Motion by Penny Larson, second from Clarence Gaertner, ***ADOPTED***, to accept the March 11, 2013 Zoning Board of Appeals as presented.

***5 AYES***

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

**4483 Park Street**

**61-06-560-000-0019-00**

Jeff Lanthier of Lanthier Construction LLC, on behalf of Michael Brewer, homeowner, requests a variance from the following article for the addition to an existing accessory building located in the front yard between the house and the road:

*Article VIII General Provisions, Section 3.08, ACCESSORY BUILDINGS AND USES, (E) Detached accessory buildings shall: (2) be placed at least 200 feet from the road right of way if located in the front yard, between the house and the road in the RR, LDR, MDR, MHDR and HDR Districts.*

***Correspondence:***

None

***Public Hearing opened at 6:07 p.m.***

Jeff Lanthier of Lanthier Construction LLC was here on behalf of Michael Brewer, homeowner. Mr. Brewer needs room for storage, this cottage is very small. His request is to add 10' to an existing accessory building which he is already planning on replacing the roof, siding, soffit and door on.

***Public Comment:***

None

***Public Hearing closed at 6:17 p.m.***

The Board Members reviewed the Variance Decision Checklist.

***Board Comments:***

Board Member Stoffan states this should be approved as it's not creating any more non-conformity, its going away from the street.

Board Member Larson states concerns with the existing building only being 10" from the road right of way and fire vehicles having a hard time if ever needed.

Board Members Larson and Warner would like to see the building moved back at least 5' from the existing location. They could support approval if it was with removing 5' from the road side of the building and adding to the proposed 10' on the back.

Zoning Administrator Sandel advises with the maximum size accessory building(s) allowed for this acreage and setbacks they could build an additional building.

Motion by Clarence Gaertner, second from Brian Lernowich, ***ADOPTED***, to ***grant*** the variance with exception that 5' be removed from the road side of the building and added to the proposed 10' on the back.

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

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

***ADJOURNMENT***

Motion by Clarence Gaertner, second from Penny Larson, ***ADOPTED*** to adjourn the April 8, 2013 Zoning Board of Appeals meeting at 6:47 p.m.

***5 AYES***

Respectfully Submitted,

Sally Dion  
Recording Secretary