

DRAFT

**EVELINE TOWNSHIP ZONING BOARD OF APPEALS
EVELINE TOWNSHIP HALL
TUESDAY JANUARY 23, 2020
7:00 P.M.**

1. **Call to Order:** Chairman Cheryl Buitendorp opened the Eveline Township Zoning Board of Appeals meeting at 7:00 p.m. with the Pledge of Allegiance.
2. **Members present:** Lorraine Sims, Cheryl Buitendorp and Christine Brown. Recording Secretary Sandi Whiteford and Applicant Gary Gondek, Dave Rice and Kim Forrester were also present.
3. **Minutes – August 12, 2019:** Member Sims made a motion to accept the minutes of August 12, 2019 as written. Motion supported by Member Brown. Motion approved.
4. **Public Comment Not Related to the Current Appeal:** There was no public comment.
5. **Open Public Hearing:** Chairman Buitendorp opened the public hearing at 7:03 p.m.
6. **Applicants Statement:** Applicant, Gary Godek stated that his request for a variance at 975 Joan Drive is to add a two-car garage to an existing pole barn while maintaining storage room for necessary winter and summer maintenance equipment, avoiding outdoor clutter. The proposal would make the existing building 267 square feet larger than the ordinance allows. Neighbors have pole buildings of 1900 and 2000 square feet. Approving this variance would not make his building larger than others in the neighborhood.
7. **Public Comment:**

Supporting: Dave Rice, Mr. Gondek’s neighbor, stated that he is in support of approving the variance. Kim Forrester also supported the approval of the variance indicating it is more appropriate to have equipment stored in a building than sitting open in the yard.

Opposing: No opposition presented.

Applicant Rebuttal: There was no additional statement from the applicant.
8. **Correspondence:** No correspondence received.
9. **Close Public Hearing:** Chairman Buitendorp Closed the public hearing at 7:18 p.m.

10. **Board Discussion:** Members discussed the application. Asked the applicant to explain details of the drawing presented with the application. Asked to see the pictures of the property that the applicant had on his phone as well as reviewing photos that the Chairman had on her phone. Inquired as to alternative options which would stay within the guidelines of the ordinance, including the space and ability to park one car in the existing portion of the building, adding only enough space for one car in an addition, adding the garage as an attachment to the existing home and the ability to maintain structural integrity of the existing structure. Chairman Buitendorp stated that the board did not wish to make a conforming property a non-conforming property. All set backs would be conforming to the zoning ordinance.

11. **Finding of Fact Per Ordinance:** Members review, discussed and agreed upon responses to each standard as required by Section 6.4 C of the zoning ordinance. Decision and Order attached. Member Sims made a motion to approve the variance as presented. Member Brown supported the motion. Following a vote, Chairman Buitendorp declared the motion approved.

12. **Adjournment:** Chairman Buitendorp declared the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Sandi Whiteford
Recording Secretary