



Zoning Board of Appeals

May 29, 2025

Minutes

Meeting called to order – 6pm by Pete Gustafson.

Roll Call: Present – Gustafson, Hoffman, Odell, Dewey, Jarema. Staff Present – Carrigan

O'Dell Motion to approve minutes of December 5, 2024. Second – Jarema. All Ayes.

Nomination of Chair/Vice Chair – Jarema motioned to appoint Pete Gustafson ZBA Chair & Roger O'Dell Vice Chair. Hoffman Second. All Ayes.

Variance Request – Bill Hossler of 12125 Alden Nash Meadows Ct Presented on need for a 25' backyard variance reduction for an approximate 32x24 pole barn.

Bill Hossler provided that:

- Lands scaping and retaining wall prevented moving closer to home.
- Overhead electric lines presented another barrier to moving.
- Septic drain field was immediately to the west and southwest of building site.
- Mentioned that moving it elsewhere would be further from home, or in the front of the property making functionality and design aesthetic of the neighborhood worse off.

Public Comment was Opened:

- Travis Van Noy of 12141 Alden Nash Meadows was present and mentioned he did not object to the placement and setback.
- Linda Biggs of XXXXXXXX Alden Nash Meadows was present and supported the granting of the variance as a nearby neighbor.

Public Comment was Closed.

Trustee Discussion:

- Chair Gustafson mentioned that there seems to be some demonstrated difficulty and hardship with moving the location.
- Jarema mentioned the need to be sure this wasn't a reoccurring issue throughout the township.

- Trustees discussed the circumstances that exist because of location of the house, proximity of landscaping, drain field, powerlines, created unique conditions toward the property.
- Trustees discussed that a garage/pole barn is a common feature of most properties in the area and placing it in a location to make it functional is a common right.
- Trustees discussed the location was commonly provided on most properties, the neighboring property is a similar location, and adjacent properties to the rear were wooded and do not have a dwelling. No other hazards applied.
- Motion by O'Dell to approve the 25' setback for the reasons discussed. Second by Dewey. 5-0 to approve the variance.

Member Updates and Discussion:

- Gustafson provided that the next available PC meeting would be ideal for reviewing ZBA Ordinance Criteria and potential updates to the zoning code.

Motion to adjourn 6:39pm