July 17, 2025
Zoning Board of Appeals

Meeting called to order – 7:01pm

Attendance: Hoffman, Dewey, Gustafson, Jarema, O'Dell

Others Present: Tim Wittenbach, Supervisor; Ryan Carrigan, Zoning Administrator/Minutes.

Motion by Hoffman, 2nd Dewey – to approve May 29 Meeting Minutes. Motion Passes 5-0.

Bob Pfaller, of 1100 N. Washington presented an application seeking a variance to allow a third access through an established shared driveway.

Pfaller highlighted that the community was in a 150+ year old plat and that much of the planned access, layout, etc. of the community was no longer feasible. Specifically, the parcel he would like driveway access to abuts a platted ROW, however due to topography, trees, and other circumstance it presented difficulties to use.

ZBA Members asked clarifying questions regarding the ability to use a private road, which nearby residents had access through to platted ROW, and how the nearby neighbors would be affected by an expanded shared driveway.

Zoning administrator provided background on a lengthy and difficult legal process to vacate a platted ROW. It was clarified many requirements of a private road would be difficult to meet due to engineering standards and the feasibility of making it equitable for all plat owners.

Motion to open public comment – approved 5-0.

Zoning administrator read to emails from Bree Biang (1090 N Washington) and Stephen Johnson (1160 N Washington) expressing support for a variance.

Ron Wood of 1138 N Washington was in attendance and spoke of his support for the variance and provided that he had been working with Mr. Pfaller on the layout of the property as well.

Motion to close public comment – approved 5-0.

Board members discussed that a practical hardship was due to the antiquated nature of the plat and the changing zoning regulations and growth of the community of the years.

Board Members discussed that putting in a private road, may be overly burdensome/if not impossible, and as such a hardship in meeting the required engineering and legal standards.

Board Members also discussed that allowing the expanded use of the shared driveway would consolidate the amount of entrances/exits off of N Washington street and not overburden a small stretch with another driveway/intersection.

Board Members also noted that Mr. Pfaller had been working with his direct neighbors on this issue as well.

O'dell motioned to approve the variance as requested provided that all legal maintenance agreements, and easements are approved by the Township Attorney and legally recorded.

Jarema second Odell's motion.

Board Members voted 5-0 to approve motion.

Meeting adjourned at 7:51pm.

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Shantell Ford, Clerk Date Approved