



ZONING BOARD OF APPEALS

Regular Meeting

May 3, 2023

7:00p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF MINUTES
 - March 1, 2023 Regular ZBA Meeting
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. NEW BUSINESS
 - A. **PVAR23-01 Request from James Recker for an eight (8) inch height variance from the requirements of Section 7.5.C.3. of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the SW¼ of Section 33 and in the AG (Agricultural) zoning district to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet.**
 - a. Updates from staff and the applicant
 - b. Public Hearing
 - c. Questions from Board of Appeals members
 - d. Board of Appeals deliberation and action (approve, deny, approve with conditions, postpone action)
9. OTHER BUSINESS
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT

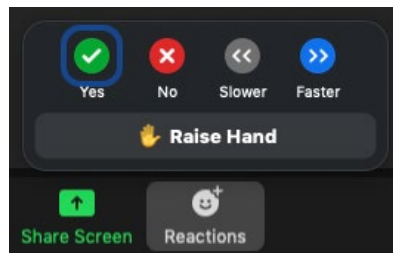
Hybrid Meeting Instructions for the Charter Township of Union Zoning of Board of Appeals

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “884 6841 7954” Password enter “562748”). Access to the electronic meeting will open at 6:50 p.m. and meeting will begin at 7:00 p.m.

Telephone conference call, dial (312-626-6799). Enter “884 6841 7954” and the “#” sign at the “Meeting ID” prompt, and then enter “562748” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments for items on the agenda will be taken at the Public Comment and any issue not on the agenda will be taken at the Extended Public Comment section of the Agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press *9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squatrito	2/15/2026
3-Vice Chair	Ryan	Buckley	2/15/2025
4-Secretary	Doug	LaBelle II	2/15/2025
5 - Vice Secretary	Tera	Albrecht	2/15/2024
6	Stan	Shingles	2/15/2024
7	Paul	Gross	2/15/2025
8	Nivia	McDonald	2/15/2026
9	Jessica	Lapp	2/15/2026
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2025
2 -	Richard	Barz	12/31/2025
3 -	Liz	Presnell	12/31/2025
4 -	Brandon	LaBelle	12/31/2023
5 -	Eric	Loose	12/31/2024
Alt. #1	David	Coyne	12/31/2024
Alt #2 (BOT Representative)	Jeff	Brown	11/20/2024
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2024
2	Sarvjit	Chowdhary	12/31/2024
3	Bryan	Neyer	12/31/2024
Alt #1	Randy	Golden	12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herren	12/31/2023
2	Joseph	Schafer	12/31/2023
3	Andy	Theisen	12/31/2023
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2024
2	John	Dinse	12/31/2023
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/20/2024
2	Thomas	Kequom	4/14/2027
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2023
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2025
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Stan	Shingles	2/15/2024
3 - Township Resident	Jeff	Siler	8/15/2023
4 - Township Resident	vacant seat		10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2023
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1-City of Mt. Pleasant	John	Zang	12/31/2023
2-City of Mt. Pleasant	Judith	Wagley	12/31/2022
1-Union Township	Stan	Shingles	12/31/2023
2-Union Township	Allison	Chiodini	12/31/2025
1-Mt. Pleasant Schools	Lisa	Diaz	12/31/2022
1-Member at Large	Mark	Stansberry	2/14/2025
2- Member at Large	Michael	Huenemann	2/14/2025

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Zoning Board of Appeals was held on March 1, 2023, at 7:00 p.m. at the Union Township Hall.

Meeting was called to order at 7:00 p.m.

Brown moved **Buckley** supported to appoint Liz Presnell as Acting Chair for the meeting. **Vote: Ayes: 6. Nays 0. Motion carried.**

Roll Call

Present:

Brown, Buckley, Coyne, LaBelle, Loose, and Presnell

Excused:

Barz

Others Present

Rodney Nanney, Community and Economic Development Department Director, Peter Gallinat, Zoning Administrator, and Tera Green, Administrative Assistant

Approval of Agenda

Buckley moved **LaBelle** supported to approve the agenda as presented. **Vote: Ayes: 6. Nays 0. Motion carried.**

Correspondence / Board Reports

None

Approval of Minutes

LaBelle moved **Coyne** supported to approve the December 7, 2022 regular meeting minutes as presented. **Vote: Ayes: 6. Nays 0. Motion carried.**

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda.

Open – 7:05 p.m.

No comments were offered.

Closed – 7:05 p.m.

New Business

A. Election of Officers (Chair, Vice Chair, Secretary)

Brown moved **Buckley** supported to appoint Liz Presnell as Chair of the ZBA. **Vote: Ayes: 6. Nays 0. Motion carried.**

Coyne moved **Brown** supported to appoint Brandon LaBelle as Vice-Chair of the ZBA. **Vote: Ayes: 6. Nays 0. Motion carried.**

Buckley moved **Brown** supported to appoint Eric Loose as Secretary of the ZBA. **Vote: Ayes: 6. Nays 0. Motion carried.**

B. Training Work Session – MTA Module Follow-up Discussion

Discussion by the Board.

C. Introduction of Updated Section 14.4 (Zoning Board of Appeals)

- a. Introduction by Staff
- b. Board Member Questions

Nanney introduced the amendments to Section 14.4 (Variances and Appeals) made to correct inconsistencies with sections 601, 603, and 604 of the Michigan Zoning Enabling Act, to correct discrepancies in the application requirements, and to clarify and expand upon the variance criteria.

Discussion by the Board.

Other Business

Buckley reported that the Planning Commission approved a motion to open the Master Plan for a 5-year review.

Nanney reported a possible variance to come before the ZBA in May.

Extended Public Comment: Restricted to 5 minutes regarding any issue.

Open: 7:47 p.m.

No comments were offered.

Closed: 7:47 p.m.

Final Board Comment

Presnell – Welcomed the new faces to the ZBA Board.

Brown – Thanked the members for stepping up to fill the officer positions.

Buckley – Commented on how accessible the ZBA Boards personal contact information is and to be mindful before communicating with applicants.

Adjournment

Chair Presnell adjourned the meeting at 7:50 p.m.

APPROVED BY:

–Secretary
– Vice Secretary

(Recorded by Tera Green)

Charter Township of Union

APPLICATION FOR ZONING BOARD OF APPEALS REVIEW

Variance
 Administrative Appeal
 Interpretation
 Sign Variance
 Other: _____

A complete application will contain all the information required per the Zoning Ordinance, Section 14.4 (Variances and Appeals).

Name of Proposed Development/Project _____		
Common Description of Property & Address (if issued) <u>5404 S Lincoln Mt Plant</u>		
<u>MI 48858</u>		
Applicant's Name(s) <u>Jim Recker</u>		
Phone/Fax numbers <u>989 289 0118</u>	Email _____	
Address <u>5404 S Lincoln</u>	City: <u>MT Plant</u>	Zip: <u>48858</u>

Legal Description: _____	Attached <input type="checkbox"/>	Included on Plan/Survey <input type="checkbox"/>	Tax Parcel ID Number(s): <u>130314000200</u>
Existing Zoning: _____	Land Acreage: _____	Existing Use(s): _____	
ATTACHED: Letter summarizing the request and responding to the applicable review criteria found in Section 14.5.B.			

Firm(s) or Individuals(s) who prepared the plan or survey drawing.	1. Name: _____ Phone: _____ Email _____		
	2. Address: _____		
	City: _____	State: <u>MI</u>	Zip: _____
	Contact Person: _____ Phone _____		
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name: <u>Jim Recker</u> Phone: _____		
	Address: <u>5404 S Lincoln Rd</u>		
	City: <u>MT Plant</u>	State: <u>MI</u>	Zip: <u>48858</u>
	Signature: <u>Jim Recker</u>	Interest in Property: <u>owner/lessee/other</u>	
	2. Name: <u>Jim Recker</u> Phone: <u>989 289 0118</u>		
	Address: <u>5404 S Lincoln</u>		
	City: <u>MT Plant</u>	State: <u>MI</u>	Zip: _____
	Signature: <u>Jim Recker</u> Interest in Property: <u>owner/lessee/other</u>		

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. False or inaccurate information may be cause for rejection of the application or revocation of any action by the Board of Appeals. Approval of a variance shall not constitute the right to violate any other provisions of the Zoning Ordinance or other applicable codes and ordinances.



 Signature of Applicant

4/5/2023

 Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

April 9, 2023

Charter Township of Union
Community & Economic Development Department
Zoning Board of Appeals
2010 S. Lincoln Rd.
Mt. Pleasant, MI 48858

RE: James Recker Jr. 5401 S. Lincoln Rd, Mt. Pleasant, MI 48858
Request for Variance to remedy Zoning Violation

To Whom It May Concern:

On 01/26/23 I received a Zoning Violation letter stating that I installed an Accessory Building Structure (Steel Carport) on a sand floor that was 300 sq. ft too big and 8" too high. **The letter was addressed and sent to the wrong address of 5404 S. Lincoln Rd.**

I submitted an application to the Union Township Zoning Board of appeals on April 3rd, 2023 to ask for an 8" height variance to keep the height at a mean average height of 14'8". **I plan to remove 300 Square Feet of the structure to accommodate the Accessory Building total floor area as required by Union Township code.** I can't remove 8" from the height as this would severely impact the integrity of the carport.

History:

Starting in 2019 I have submitted requests for a building permit for the carport on (4) separate occasions in 2019, 2020, 2021 and 2022. In 2019, 2020 and 2021 I never received any response to my application or to my phone calls. During this time the carport package that I had purchased from a company in Ohio was raising in price due to the drastically rising prices of steel. I was not going to pay for the package until the company was physically coming to my property to construct the carport. Finally in 2022 the cost of the steel had gone up \$2,000 from the 2019 price I was originally quoted so I had the company come up and construct the carport as I did not want to chance the price going any higher. I finally was able to talk to someone at Union Township about the permit and I was denied.

I am willing to downsize the carport by 300 square feet in total floor area to accommodate the Union Township code, but I cannot decrease the height without ruining the integrity of the structure.

This structure and my property is surrounded by agricultural land. The only reason my property is considered residential is because I homesteaded it. There is farm land all around me.

I feel that a variance is adequate according to the following:

Continued Page 2

Zoning Ordinance No. 20-6 (Amended 02/08/2023)

Section 14.4 Zoning Board of Appeals

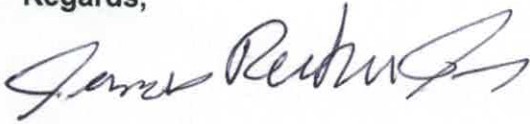
Item K. Variances

- 1.a Practical difficulties - having to completely remove the structure will create financial hardship as I cannot pay to have it dismantled and disposed of.
- 1.b The variance will allow me to keep what I have paid a lot of money for. The structure is protecting my investments such as a tractor and trailer.
- 1.c Other people in the area have structures on their property.
- 1.d Other people in the area have protective structures on their property
- 1.e - The structure is Steel and does not pose any fire hazards or endanger public safety.
- The structure does not diminish or impair the value of surrounding properties. It is an agricultural area and the neighbors are spread out. If anything, it helps keep my property looking cleaner and more organized.
- The variance will not impair the essential character of the area or surrounding properties
- The variance will not impair the adequate supply of light and air to any adjacent Property.
- 1.f This was not self created.
- 1.g Tearing down the structure would greatly affect my finances. Tearing down the structure would also leave my equipment exposed to the elements and therefore they would deteriorate at a quicker rate which would cause hardship if I need to replace them.
- 1.h A height variance of 8" is the minimum necessary relief. I will remove the 300 sq. ft. of floor area to adhere to the code.

I would be happy to answer any questions you may have for me. **(989) 289-0118 Preferred method of contact. I work in a gravel pit during the day so please leave a message and I will get back with you on my break or lunch.**

Thank You for your time and consideration in this matter.

Regards,



James Recker Jr.
5401 S. Lincoln Rd.
Mt. Pleasant, MI 48858
(989) 289-0118

(please leave a message and I will get back with you on my break or lunch - Thank You.)













**CHARTER TOWNSHIP OF UNION ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

NOTICE is hereby given that the Zoning Board of Appeals will hold a public hearing during a meeting on Wednesday, May 3, 2023, at 7:00 p.m. in the Township Hall Board Room at 2010 South Lincoln Road, Mt. Pleasant, MI 48858 for the purpose of receiving public comments on PVAR23-01. The applicant has requested an eight (8) inch height variance for an accessory building located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the SW ¼ of Section 33 and in the AG (Agricultural) zoning district [Legal Description: T14N R4W, SEC 33, COM. 180 FT S OF NW COR OF SW 1/4 TH S 89D 35M 53S E, 272.25 FT; TH S 160FT; TH N 89D 35M 53S W, 272.25FT; TH N 160 FT ALG W SEC LINE TO POB.

The accessory building height variance of (8) eight-inches is from section 7.5.C.3. Detached Accessory Buildings. Size, height, and number.

The application and Zoning Ordinance may be inspected during business hours at the Township Hall. The Zoning Ordinance and Map are also available for viewing on the Township's website at: <http://www.uniontownshipmi.com/Departments/ZoningandPlanningServices.aspx/>.

Any interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing. Written comments may be sent to the Charter Township of Union Zoning Board of Appeals, 2010 South Lincoln Road, Mt. Pleasant, MI 48858, sent via email to info@uniontownshipmi.com, or dropped off in the drop box next to the Township Hall entrance.

For additional information, and for individuals who require special accommodations per the Americans with Disabilities Act, please contact Peter Gallinat, Zoning Administrator, by phone at (989) 772-4600 extension 241.



The property highlighted in **GREEN** is the subject property of 5401 S. Lincoln Road.

The **YELLOW** border represents a 300-foot circumference around the subject property.

Owners within this border are sent a notice of the public for the variance requested by the owner of the subject property.

VARIANCE REPORT

TO:	Zoning Board of Appeals	DATE:	April 24, 2023
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	AG, Agricultural District
PROJECT:	PVAR23-01 Application for an eight (8) inch height variance from Section 7.5.C.3 Detached Accessory Buildings. Size, height, and number.		
PARCEL(S):	14-033-30-005-00		
OWNER(S):	James Recker		
LOCATION:	Approximately 1 acre located at 5401 S. Lincoln Road in the SW 1/4 of Section 33.		
EXISTING USE:	One-Family Residential home	ADJACENT ZONING:	AG
FUTURE LAND USE DESIGNATION:	<i>Rural Preservation:</i> Rural Preservation Areas outside of the growth boundary should be maintained at a low intensity rural character of development that will not adversely impact natural features and agricultural uses. Agriculture should be promoted and future rezoning requests for residential should be prohibited to prevent leapfrog development.		
ACTION REQUESTED:	To hold a public hearing, review, and take action on the height variance request per Section 14.4.K (Variances)		

Review Comments

Section 14.4.K of the Zoning Ordinance establishes the authority of the ZBA to grant non-use variances where, owing to the special conditions, strict enforcement of this Ordinance would result in unnecessary hardship or practical difficulty, subject to Michigan Zoning Enabling Act requirements. The applicant has requested an eight (8) inch height variance from the requirements of Section 7.5.C.3. of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the SW¼ of Section 33 and in the AG (Agricultural) zoning district to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet.

A variance shall not be granted unless all of the following standards are met. The eight (8) criteria for granting a variance are listed below, followed by staff review comments:

Section 14.4.K.1 Standards for Review (Variances)	
a.	<p>Practical difficulties. Strict compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.</p> <p>Strict compliance of the accessory building height requirement in Section 7.5.C.3 would result in the total removal of the as-constructed accessory building.</p>

Section 14.4.K.1 Standards for Review (Variances)

Substantial justice. The variance will give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.

- b. This variance request will give justice to the applicant consistent with the justice to other property owners. The request does not give the applicant more storage room than other owners. Using fill to remedy the height issue would only cause flooding issues to neighboring property.

Unique circumstances. The need for the variance is due to unique circumstances peculiar to the land or structures involved, that are not applicable to other land or structures in the same district.

- c. It is possible to have an accessory building that meets the height and square footage requirements. However, given that the structure has already been built there is not a way to reduce the height. The applicant has proposed to reduce the total square footage by three-hundred square feet to be under the maximum floor area limit permitted for this zoning district.

Preservation of property rights. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same zoning district.

- d. Property owners have the right to detached accessory buildings. Although the variance would give a slight increase in height, the discrepancy is not large enough for the owner to store inside the accessory building more than what other property owners would otherwise be able to store.

Section 14.4.K.1 Standards for Review (Variances)

Public safety and welfare. The requested variance can be granted in such fashion that the spirit of this Ordinance will be observed, and public safety and welfare secured.

- e.
 - i. The granting of a variance will not increase the hazard of fire or otherwise endanger public safety. **CONFORMS**
 - ii. The granting of a variance will not unreasonably diminish or impair the value of surrounding properties. **CONFORMS**
 - iii. The granting of a variance will not alter the essential character of the area or surrounding properties. **CONFORMS**
 - iv. The granting of a variance will not impair the adequate supply of light and air to any adjacent property. **CONFORMS**

Not self-created. The problem and resulting need for the variance has not been self-created by the applicant or the applicant’s predecessors.

- f. A building permit application was received in 2021 and was denied due to the location of the proposed building not being located on the applicant’s property. The applicant was notified, and no new or revised application was submitted. The owner was sent a violation letter in 2022 for a structure built without a permit. The owner applied for an after-the-fact building permit in 2022. It was then discovered that there were zoning violations with the structure’s as-constructed height and floor area. The applicant has accepted and admitted fault on their part for not having a building permit in hand before construction began.

Section 14.4.K.1 Standards for Review (Variances)

g.	More than mere inconvenience. The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience or an inability to attain a higher financial return.
	There is no way to modify the structure to bring down the height without ruining the integrity of the structure or causing an additional zoning violation of adding fill around the structure.
h.	Minimum necessary action. The reasons set forth in the application justify the granting of the variance, and the variance is the minimum necessary relief to allow reasonable use of the land, building, or structure. The granting of a lesser variance will not give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.
	The applicant has proposed to make modifications to the structure to come into compliance with the maximum allowed floor area, which significantly minimizes the scope and number of variances needed to allow part of the structure to remain. No changes can be made to comply with the maximum height without compromising the composition of the structure.

Following the hearing, the Zoning Board of Appeals shall review the application materials, together with any reports and recommendations, and any public comments. The Board of Appeals shall identify and evaluate all relevant factors and shall then take action by motion to approve, deny or approve with conditions the variance application, or to postpone further consideration of the application to a date certain with any request for additional information or answers to questions needed for an informed decision.

Key Findings

1. The accessory building was constructed without a building permit.
2. The structure that was constructed exceeded zoning limits for height and total square footage allowed.
3. The applicant has proposed reducing the structure by 300-hundred square feet to be in compliance with maximum allowed floor area standards.
4. Adding fill around the structure to meet height from grade standards is not permitted and would create run-off water flooding for nearby properties.
5. The applicant accepted and admitted fault on their part for not having a building permit in hand before construction began.

Recommendations

The application is ready for Zoning Board of Appeals review and action. Any action on this variance application should be in the form of a motion to approve or deny the requested

variance. As part of its review and deliberation, the Board of Appeals should identify specific findings of fact regarding the application's consistency with the applicable criteria for variance approval as noted in our report, which should be incorporated into the motion.

Per Section 14.4.L. (Conditions of Approval), The ZBA may impose conditions or limitations upon any affirmative decision, as it may deem reasonable and necessary in accordance with the purposes of this Ordinance and the Michigan Zoning Enabling Act. Such conditions shall be consistent with procedures, requirements, standards, and policies of the Township, where applicable. Violation of any condition imposed shall be deemed a violation of this Ordinance.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

Draft Motions: PVAR23-01 Application from James Recker for an eight (8) inch height variance from Section 7.5.C.3 Detached Accessory Buildings. Size, height, and number

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PVAR23-01 request for an eight (8) inch height variance from the requirements of Section 7.5.C.3. of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the southwest quarter of Section 33 and in the AG (Agricultural) zoning district to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet, finding that the variance is consistent with the standards for review in Section 14.4.K.1. of the Zoning Ordinance for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PVAR23-01 request for an eight (8) inch height variance from the requirements of Section 7.5.C.3. of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the southwest quarter of Section 33 and in the AG (Agricultural) zoning district to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet, finding that the variance is not consistent with the standards for review in Section 14.4.K.1. of the Zoning Ordinance for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PVAR23-01 request for an eight (8) inch height variance from the requirements of Section 7.5.C.3. of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet, for the following reasons:

Draft Motions: PVAR23-01 Application from James Recker for an eight (8) inch height variance from Section 7.5.C.3 Detached Accessory Buildings. Size, height, and number

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PVAR23-01 request for an eight (8) inch height variance from the requirements of Section 7.5.C.3. of the Zoning Ordinance to allow an existing accessory building built without a permit and located at 5401 S. Lincoln Road on parcel 14-033-30-005-00 in the southwest quarter of Section 33 and in the AG (Agricultural) zoning district to remain in place with modifications by the owner to reduce the total floor area by 300 square-feet, finding that the variance can be consistent with the standards for review in Section 14.4.K.1. of the Zoning Ordinance, subject to the following condition(s):

This variance approval is granted for the following reasons:
