

Montrose Township
ZONING BOARD OF APPEALS
Meeting Minutes
Thursday, June 24, 2021

Meeting called to order at 6pm by Board Chairman, Ron Loafman.

Pledge of Allegiance was recited.

Roll Call – Present: Kris O’Neal, Steve Schlicht, Ron Loafman, Don Pollard, Chad Wysocki, Fred Domine, Kevin Peterson

Absent: Dave Allard

Staff Present: William McIlmurray

Meeting Minutes: The regular meeting minutes from April 22, 2021 were presented for review. A **Motion** was made by Don Pollard to approve the minutes. Support for the motion was given by Fred Domine. All in favor 7-0. Motion passed.

New Business:

Public Hearing – Variance Request: Mr. Robin Polk 10191 Seymour Rd, parcel # 13-28-400-041 is requesting a dimensional variance from the zoning ordinance sec. 153.340 to allow one additional accessory building/structure, due to inheritance of classic vehicles.

Mr. Polk stated that his father recently moved into a trailer park in April of 2021 and does not have a place to store his cars. The ordinance in Montrose states he can’t have the cars on his property unlicensed and they need to be stored inside. The cars are being stored at his nephews’ home now. Ron Loafman did say that he had issue with the building being started without a permit. Mr. Polk stated he was in a hurry but he knows that was not an excuse. As soon as he was made aware that he needed a permit he applied for one. Mr. Loafman also inquired as to what vehicles would be stored in the building, 1935 Oldsmobile, 1968 Chevy pick-up, 1992 Chevy pick-up and two others. There were questions about what was in the two additional buildings on the property. Mr. Polk stated his tractor was in one and his car was in the other and also, he uses one for a work shop. Don Pollard asked about the addition on the two-car garage and if he pulled a permit for that work. Mr. Polk claims he was under the impression the original permit was still good when he did that work. Don Pollard asked if there were any changes to the building close to the road, Mr. Polk stated that building was there when he bought the property and no additions have been added. Don Pollard asked if the vehicles were in his name, at this time they are still in his dad’s name. So, they were not inherited they were gifted because his father is not deceased. The 1968 pick-up truck is in his name. There were some questions on the square footage of the

current lean too and attached garage. William McIlmurray replied it was 900 square feet and the attached garage was 720 square feet. The new building would be 1500 square feet. Mr. Pollard would like a condition to be added if the variance passes that construction does not continue until the vehicles are in Mr. Polk's name. Fred Domine asked if the building would only be used for storage of the vehicles and Mr. Polk said yes. Mr. Domine asked Ron Loafman how a building $\frac{3}{4}$ of the way done had not yet been approved for a permit. Mr. Polk told Mr. Domine that he never applied for a permit, it slipped his mind because he was in a hurry to build it to house the vehicles. Ron Loafman said Mr. Polk has been a member of this community for a long time and he knows from previous projects that building permits are required. William McIlmurray asked why there were toilet flanges in the building if it was only going to be used for storage. Mr. Polk said that was for future use and he would pull it out of there. Mr. McIlmurray also asked about the storage container and if he planned on putting radiant heat in the floor. Mr. Polk said the storage contained has been removed and all the contents put into his barn and he may do radiant heat in the future. Fred Domine stated he needed a State of Michigan electrical permit to add the radiant heat. Chad Wysocki asked who was building the new structure and Mr. Polk stated that he was building it himself, he has worked for several builders over the years. Fred Domine stated that Mr. Polk needed to come before the board before he started this project so they could have worked together to come up with a plan, but they were deprived of that opportunity. Mr. Polk apologized and said once again he was in a hurry and he knows ignorance is not an excuse but all his building is up to snuff and he can guarantee that. Mr. Loafman stated that things done in a hurry normally do have mistakes and asked Mr. McIlmurray what remedy would Mr. Polk have if it was denied by the ZBA today. His remedy would be to appeal with circuit court. Mr. Loafman said that the purpose of the ZBA is to help people that are construed by rules and work with them before they do the project and not after. A **Motion** was made by Fred Domine to deny the motion for the variance. Support was given by Don Pollard. Roll call – Chad Wysocki (yes), Ron Loafman (yes), Don Pollard (yes), Steve Schlicht (yes), Fred Domine (yes), kris O'Neal (yes). Motion passed.

Citizens Comments: None

New Business: None

Citizens Comments: None

Adjournment: A **Motion** to adjourn was made by Steve Schlicht. Support for the motion was given by Fred Domine. Motion passed. Meeting adjourned at 6:23 pm. All in favor Motion passed.

Next regular meeting will be hold July 22, 2021 at 6:00pm.

Secretary
Peggy Coomer