

**Montrose Township Zoning Board of Appeals**  
**Meeting Minutes**  
**Thursday, July 28, 2022**  
**6:00pm**

The meeting was called to order by Chairman Don Pollard at 6:00 PM.

The pledge of allegiance was recited.

**Roll Call:** Present: Dave Allard, Kevin Peterson, Steve Schlicht, Don Pollard, Chad Wysocki, and Bill McIlmurray Building Official

Absent: Kris O'Neal, Fred Domine, and Ron Loafman

**Meeting Minutes – January 27, 2022 Regular Meeting.**

A **motion** was made by S. Schlicht, supported by D. Allard, to accept the Meeting Minutes from the 1/27/2022 regular meeting as presented. Motion Carried 5-0 vote.

**Approval of Meeting Agenda:** Motion to approve meeting agenda made by S. Schlicht support given by K. Peterson. Motion passed.

**New Business:** **Public Hearing-Variance Request:** Everette Persall, owner of the property located at 13299 Duffield Road, parcel number 13-07-200-024 is requesting a variance from Zoning Ordinance section 153.275 (9) (D) Prohibited Parking, to allow the parking of a single commercial highway truck and commercial trailer (with a gross vehicle weight exceeding 14,000 pounds) that the property owner operates as a requirement of employment of an off-site business in a single-family residential zoning district. The property is located in Section 07 at 13299 Duffield Road. The property is zoned RF – Residential Farms and is 244' x 233' and 1.31 acres in size.

Everette Persall spoke to the board in regard to the length of time he has kept the truck at his home. It has been 15 or 16 years. He has made the driveway larger and also, he always drives slowly down the road when returning home.

The Board had some questions as to why they had waited so long to come back and request a variance after the previous court order. Karen Walker, owner of Curtz Pool Water 12033 Seymour Road, Montrose said that she did try to contact our previous code enforcer and left 3 or 4 messages and since they never responded, they continued to do business as they had done in the past. He has parked the truck at the gas station in the past and several things went missing, including hoses that cost over \$1,000.00. so, parking it at his home is safer. There were also questions about the weight of the truck when full, E. Persall said it would be approximately 100,000 but he very rarely has any water in the truck when he parks it.

Garland Jex 13209 Duffield Road had questions if the truck runs during frost laws. E. Persall said he does not and also, he has to wait for the water dept to release the water and that never happens before May 1<sup>st</sup> and the frost laws are usually expired by then.

A **Motion** was made by C. Wysocki to approve the variance request and allow the parking of a single commercial highway truck and commercial trailer at 13299 Duffield Road, parcel # 13-07-200-024. Support for the motion was given by D. Allard. Roll call – K. Peterson (Y), S. Schlicht (Y), D. Pollard (Y), C. Wysocki (Y), D. Allard (Y). Motion carries. 5-0 vote.

**Old Business** None

**Other Business** None

**Citizens Time** None

**Adjournment:**

A **Motion** was made by S. Schlicht, supported by C. Wysocki to adjourn the meeting at 6:36 PM.

**Motion Carried 5 - 0.**

The next regularly scheduled meeting will be held on Thursday, August 25th, 2022  
Due to the lack of agenda items, this meeting has been canceled.

Respectfully,  
Peggy Coomer  
Recording Secretary