The regular meeting of the Olmsted Township Board of Zoning Appeals was called to order April 19, 2012 at 7:00 p.m. Present were Brian McElroy, Lawrence Maser and Louise Veverka. Also present was Secretary Tammy Tabor.

Pledge of Allegiance

Mr. Maser moved to approve the minutes of December 2012 as submitted. Seconded by Ms. Veverka. Mr. Maser stated that a majority is not present from the members in attendance at the December meeting. Mr. McElroy stated that the minutes will be held until a quorum of members is in attendance.

Faust- Setback variance #20120279

Daniel Faust was sworn in. Mr. Faust stated that he would like to construct a concrete walkway from the side of his garage at the man door to the rear yard. Mr. Faust stated that the property has 6 feet from the side of his garage to the property line. Mr. Faust stated that he has spoke with his neighbor and that neighbor has no objection to the walkway.

Mr. McElroy stated that the Board received comments from Mr. Kuzel. Mr. Kuzel is a resident in the subdivision and a Home Owners Association Board member. Mr. McElroy accepted the comments in to the record. Mr. Kuzel stated that there is no objection to the construction of the walkway.

Mr. McElroy stated that the sidewalk is proposed to be 3 feet wide, the distance from the house is one foot and the walk would be 2 feet from the property line, a variance of 3 foot is requested. Mr. Faust agreed.

Ms. Veverka asked how the sidewalk would affect the grade. Mr. Faust stated that the concrete would remain at grade level and slope to the rear of the property as the existing grade does.

Ms. Veverka stated that the original building application states a distance of 2 feet from the house, the variance application stated one foot from the house. Mr. Faust amended the original application to state the walk will have a distance of one foot from the existing garage.

Mr. McElroy asked for any further questions. Hearing none, Mr. Maser moved to approve application # 20120279 as submitted. Seconded by Ms. Veverka. Roll call: all approved.

Orchard Church- Conditional Use expansion

Setback variance

Bill Long was sworn in representing the Orchard Church. Mr. Long stated that he is one of the church elders in charge of the construction project. Members of the audience sworn in were: Gerard Krug, Colin Garratt, Peggy King, Jean Hall, Raymond Rady and Valerie Messenger.

Mr. Long stated that he original plan required numerous variances. The church made many changes to the site to comply with the Olmsted Township Zoning Resolution. Mr. Long stated that the setback of the addition is at 64 feet. The Olmsted Township Zoning Resolution requires a 75 foot setback for a church in a residential district.

Mr. McElroy asked when the original house was built. Mrs. King stated that her father was born in the house in 1920.
Ms. Veverka stated that she did not know if the covered patio is an existing structure or proposed. Ms. Veverka asked if the architect considered moving the structure back so that a variance was not required. Mr. Long stated that the architect and the church changed the plan to correct several other required variances to the original plan. The walkway and the connection to the addition were designed so that the walkway came between 2 classrooms. Mr. Long stated that the church did not contemplate redesigning the structure.

Ms. Veverka stated that the extension of a conditional use is acceptable.

Ms. King stated that she owns the house to the south of the church. Ms. King asked why the church is proposing to build close to the existing. Ms. King asked with such a large area of property why they are constructing near the residences. Ms. King stated that she is concerned with the lighting, parking and headlight infringing on her property.

Mr. Long stated that the church has worked with a lighting engineer and a full photo metric plan was designed with lighting that will be shielded from the surrounding properties.

Mr. Rady, 26980 Cook Road asked what type of buffering will be required. Ms. Veverka stated that the buffering will be determined by the building department and the Olmsted Township Zoning Commission.

Mr. Maser asked how many night are there activities at the church. Mr. Long stated that there are meetings on Wednesday evenings and meetings of the church elders twice a month.

Ms. Messenger asked if the church would rent the structure for other uses. Ms. stated that she did not want Alcoholics meetings being held at the church. Mr. Long stated that it would not be the intent to rent out the building.

Ms. Veverka stated that the church could be used for meetings in connection with the church. Many churches offer AA meetings to the public.

Mr. Rady stated that the vastness of the property the Township should be aware of what the church wants to develop. Mr. Rady stated that allowing the church in a residential district would decrease the property values.

Mr. McElroy asked for any further questions. Hearing none, Mr. Maser moved to approve application #20120171 as submitted for the expansion of a conditional use, to permit an addition to the existing building. Seconded by Ms. Veverka. Roll call: all approved.

Mr. Maser moved to approve application # 20120277 as submitted. Seconded by Ms. Veverka. Roll call: Veverka-no, Maser-no, McElroy-no.

Respectfully submitted,

Tammy Tabor, secretary

Brian McElroy, Chairman  Date

Olmsted Township Board of Zoning Appeals
April 19, 2012 Minutes