Called to order at 7:00 pm

Pledge of Allegiance

Roll Call:  Tom Cole, John Phillips, Dave Gareau, Ken Barbarino, and Jeremy Dobos
Heather Serrano, Secretary

Approval of Minutes:  June 20, 2018.  Approval tabled until members are present to vote on.

Old Business:  No old business.

Hearings:

18OLMT-ZBA008

- Kirk and Diane Zrenner, homeowners of 7476 Lewis Road, present and sworn in.  Mr. Zrenner stated they have been in their home for 24 years with no garage.  They are capable now to build and want the garage for storage of vehicles so they don't have to sit in the elements and just came to case where it is a little over the allowed amount.  Mr. Cole stated yes Township allows 1% and they are asking for 1.38%.
- Mr. Zrenner stated many residents around him have built larger structures and that he has letters from neighbors stating they do not mind the 1.38% and one of those is a resident who just built a brand new home by him.
- Mr. Cole asked if the garage would be in the front of the property.  Mr. Zrenner stated yes and went on to say there is a cut thru to get in/on his property.  Willow Farms is across the street from them and there is a dip in the road, property goes up off the road and there is a drastic drop in the back of property.  Vehicles are parked there now.  The area in the front where they want to build on is flat, level and easy to get to.  Mr. Cole asked if it would be facing the road.  Mr. Zrenner stated yes as you pull in it is front facing.  Mr. Gareau asked if the doors of the garage would be facing the street.  Mr. Zrenner stated that the road is 20 feet below his drive.
- Mr. Cole asked what the peak of the garage would be.  Mr. Zrenner stated as minimal as possible for the peak.  That Lee Builders is building the garage and he certainly would keep under and submit info as it goes.
- Mr. Gareau asked if there was a second floor.  Mr. Zrenner said no second floor, truss, open space and put a window in to let light in and it was more for looks than anything.
- Mr. Cole motioned to approve the variance, Mr. Gareau second.

Mr. Cole=yes, Mr. Phillips=yes, Mr. Gareau=yes, Mr. Barbarino=yes, Mr. Dobos=yes
Floor Discussion:

- Mr. Ben Morgenstein was sworn in and went on to state he had come in a month ago and was denied his variance to have chickens and feels it is odd that he hasn’t heard from the Township since then to know when he should remove the chickens. Mr. Cole stated 2 things need to happen for him to get notification, one is that the minutes from the meeting would need to be approved and then a letter of action from the Building Department.

- Mr. Morgenstein stated he thought it was portrayed as urgent. He went on to state he fully accepts the process of appeal and while in the meeting the board was stating there were numerous complaints and calls concerning his chickens and he had asked the Building department for copies of complaints but was not official complaints given to him. Mr. Morganstein then stated he feels in many ways his case was put under the table and dismissed and his wife and he were not heard.

- Mr. Cole stated he appreciates the comments and concerns and explained that the variance cannot be overturned and that the members currently at the meeting were not at his meeting. He also explained that as far as a time line goes, the fact is they are not allowed and a variance was not approved so he is in violation. Mr. Morgenstein then said he is in process of getting rid of the chickens and would probably have them gone before he receives anything from the Township. Mr. Cole thanked Mr. Morgenstein for voicing concerns.

Meeting adjourned at 7:15 pm.