

ZONING BOARD OF APPEALS
MEETING MINUTES
August 24, 2006

In attendance: Robert Simpson; Ken Kirik; Dave Holley; Amy Pokorny; Earl Barcomb, Chairman; Carol Barber, Recording Secretary.

The meeting was opened at 7:30 p.m. with a Public Hearing. John & Donna Marohn (1330 Township Road) are requesting a variance for a 6' stockade fence to be installed by Haley Brothers. The current ordinance allows for a 5' fence. Most fences average either 4' or 6'. The Board may need to look at changing the ordinance to 6'. The Marohn's believe that a 6' fence would help keep out odors which would benefit their neighbors. A motion was made by Ken Kirik, seconded by Dave Holley to grant a variance for a 6' stockade fence. Motion carried unanimously.

NEW BUSINESS

Mr. John Demis (an Engineer/Surveyor) was in attendance with his clients, Helen and Bob Vadney. They have an option on 2 pre-existing, non-conforming building lots located on Middle Road. According to Mr. Demis, each parcel is over 25,000 sf. They would like to combine the 2 lots, divide them equally and build a house on each lot. There is currently a boundary dispute. Part of the property is claimed on 2 deeds. This dispute would need to be settled before the Board can act on this request.

Mr. Demis presented a drawing to the Board which indicated the current location of buildable space on the properties as they exist. The Board discussed siting houses on these locations and felt that it would be impractical to site houses on these sites as they exist. Robert Simpson stated that this area of town has many pre-existing undersized lots and there has been a long term problem with septic tank failures and well contamination due to the large amount of homes on under 3 acre lots.

Chairman Barcomb does not believe that this request is in the spirit of the ordinance as intended. Mr. Barcomb suggested that they contact surrounding land owners to inquire about purchasing additional land which would provide at least 3 acres per building site.

A motion was made by Dave Holley, seconded by Ken Kirik to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Carol Barber
Recording Secretary