

Zoning Board of Appeals Deerfield Township

Draft of Minutes for Regular Meeting Thursday September 17, 2009 meeting

Board Members:

Present: Chairman Bob Bowlby, Roger Lintemuth, Randy Martin, Mike Pung, Chuck Hubscher.

Meeting called to order at Deerfield Township Hall

Chairman Bowlby called the meeting to order at 6:58 p.m.

Approval of minutes:

The draft version of the minutes of the June 25, 2009 Zoning Board of Appeals (ZBA) meeting were reviewed. It was moved by Chuck Hubscher and seconded by Randy Martin to accept the minutes as prepared and approved by a 5-0 vote.

Requests for a Zoning Variance:

The Deerfield Township Fire Department requested a Special Land Use Permit to allow construction of a 100 foot self-supporting radio tower and asked that the related \$15,000 security deposit be waived. Township ordinances require a set-back from any building of one and one-half times the height of the tower. Fire Department officials proposed a tower site 70 feet south of the fire department building. Moving the site further south would lose many feet in elevation. Representing the Deerfield Fire Department, Mark Nerbonne gave a presentation on the need for the tower and how it would improve communications throughout the township for the Fire Department. The ZBA members and audience toured the site south of the Township Hall and saw the steep grade to the south, making that area less effective for the tower. Ron McDonald questioned how close it would be to his property to the south. The site met all setback requirements to the McDonald property, and was even further if the variance was granted. The tower would have a six foot fence, anti-climbing construction, grounding and safety features to allow it to crumple rather than tip over. It would not be lighted. A motion was made by Lintemuth to grant the Special Use Land permit allowing the communications tower to be constructed at 3032 S. Winn Road (Deerfield Township Hall) as outlined at the ZBA meeting at the requested location approximately 70 feet south of the building housing the Fire Department and to waive the \$15,000 security deposit. It was seconded by Martin and approved on a 5-0 vote.

Next meeting:

The next regularly scheduled meeting of the ZBA will be November 19, 2009 at 7 p.m. at the Deerfield Township Hall. A special joint ZBA/Planning Commission meeting will be November 10 at 7 p.m.

Adjournment:

It was moved by Martin and seconded by Hubscher to adjourn at 7:38 p.m. and approved on a 5-0 vote.