



# DEERFIELD TOWNSHIP

## ZONING BOARD OF APPEALS

### MEETING MINUTES

Aug. 29, 2016

Deerfield Township Hall

**CALL TO ORDER:** Meeting was called to order by Chairman Chuck Hubscher at 7:00 pm.

**PRESENT:** Virginia Wood, Pat Siuda, Chuck Hubscher, Joe Carroll, Janet Rice, and Zoning Administrator, Melissa Nelson

**Absent:** Walt Nelson

**AGENDA REVIEW:** No new items presented.

**MINUTES OF LAST MEETING:** Minutes of the May 9, 2016 meeting were presented. Motion to approve made by V. Wood, sec. by J. Carroll. Vote was 5-0 to approve.

#### **New Business:**

- 1) AR Engineering variance request for commercial property located at 3022 W. Remus Rd. Requested reduction of required parking spaces from 37 to 30, and reduction of setback footage on west side from 60 feet to 19 feet, and north from 60 feet to 42 feet. Representatives for AR Engineering, and the land owner, James Luca presented their request to the ZBA.

**Public Comment:** Ryan Martin pointed out difficulties involving fire protection with such small setbacks and the required fencing. Randy Martin had some questions which were redirected to the Planning Commission.

Board members then asked several questions for clarification. Chairman Hubscher then asked that a motion be made. Motion was made by Virginia Wood as follows:

“ I make a motion that the variance request made by AR Engineering, and Mr. Lucka concerning the property at 3022 W. Remus Rd. be denied because of the following:

- 1) Does not comply with Deerfield Township Ordinance section 9.05 covering required setbacks for commercial property.
- 2) Does not comply with Deerfield Township Ordinance section 13.04 covering the required number of parking spaces for a commercial building of the size submitted.”

Motion was seconded by Janet Rice, and the motion passed by a vote of 5-0

**Old Business:**

- 1) ZBA members were invited to have input into the preview and rework of the Township Ordinances. The document is in final stages of review before beginning approval process. We hope to have it before the Twp. Board by the end of Oct.

**Public comment:** none

Meeting was adjourned at 7:30 pm by Chairman Hubscher.

Next meeting is scheduled for Nov. 14, 2016