

Silver Creek Township Zoning Board of Appeals

Meeting Agenda

Date: July 12, 2022

Time: 7 PM

Meeting Facilitator:

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Approval of previous Zoning Board of Appeals Minutes (June 21, 2022)
5. Reading of Public Hearing Notice
6. The request of Dale and Rhonda Keene regarding the property owned by Rolland and Mable Keene (life estate) addressed as 55006 M-51 North (Parcel No. 14-130-036-001-00) in the "C" Commercial District Zoning Classification. The applicants wish to provide a private road from M-51 in order to permit them access to the west side of the parcel to effectuation a land division. The parcel presently has 165.32 feet of road frontage. A minimum of 150 feet of road frontage is required in the "C" Commercial District. Only one driveway is permitted per parcel (155.022). The ZBA may place conditions on a grant of a variance, such as the closing off of existing driveways. A private road requires a private road agreement, which shall be made a condition of approval of any authorization;
Alternatively, the applicants are requesting a variance to permit more than one principal use on a zoning lot; in order to permit them to construct another single family residence on the west part of the parcel which contains a lawfully non-conforming residence and a former auto repair business. Standards of review for the Zoning Board of Appeals are contained in Section 155.253 of the Zoning Ordinance.
7. Such other and further matters as may properly come before the zoning board of appeals.
8. Standards of review for the Zoning Board of Appeals are in Section 155.253 of the Zoning Ordinance.
9. Zoning Administrator Comment
10. Open Public Hearing-Chairperson
11. Please wait to be recognized by the Chairperson, then clearly state your name and address prior to speaking to assist us in the preparation of the meeting minutes.
 - a. Applicant's opportunity to speak
 - b. Those in favor (may be limited to 3 minutes per speaker)
 - c. Those in opposition (may be limited to 3 minutes per speaker)
 - d. Written Comments
 - e. Rebuttal by Applicant
12. Close Public Hearing- Chairperson
13. Zoning Board of Appeals Discussion-Board members Only (board may seek clarification by asking questions of the Zoning administrator)
14. Standards of Review – Section 155.253 – Begin by determining if there is *reasonable evidence of practical difficulty; identify it and specifically state it for the official record (motion, support, roll call vote)* If there is not evidence of practical difficulty, variance request should be denied. If there is practical difficulty, then conditions 1-5 should be addressed in order with specific statements.
15. Motion & Support to "approve or deny variance as presented" (board members respond with approve or deny).
16. If variance denied, applicant may request a variance with modifications.
 - a. (Motion & Support to" approve or deny variance as modified"; Roll Call Vote)
17. Announce variance request(s) as approved or denied or approved with any modifications.
 - i. Applicant to receive a copy of the completed application; appeal time begins upon receipt.
18. Such other and further matters as may properly come before the zoning board of appeals.
19. Public Comment**
20. Adjournment
 - a. **Public Comment is the opportunity for the public to make a comment/statement to the board members. Please raise your hand to be recognized by the Chairperson. When it is your turn to speak, please begin with stating your name and then your comment(s). We ask each person speak only one time so others will have time to speak as well. If you have questions about the process or need general information, please contact the trustee who is the liaison for this board to the Silver Creek Township Board.