

Sumpter Township
Zoning Board of Appeals
August 18, 2016

Meeting called to order by Chairman Pedersen at 7:00 pm. Showing present: Pedersen, Stalmack, Hurst. Excused absent: Oddy, Massel. Also showing present: Deputy Clerk J. Hoffman and approximately 4 residents.

The Variance is requested by Dan and Tina Sawicki of 19160 Martinsville Road to construct a thirty-two hundred (3,200) sq. ft. pole barn. The proposed accessory building will exceed the size of the existing home by one-thousand five-hundred and sixty 1,560 sq. ft. Additionally, the proposed structure exceeds the maximum size of an accessory building permitted for the property (maximum 2,200 sq. ft.). Also the proposed Pole Barn is set back ten (10) ft. from the existing garage, whereas a fifteen (15) foot setback is required. The setback issue will resolve once the existing garage is removed or attached to the principal structure.

Tina Sawicki addressed the Zoning Board of Appeals members of the purpose of the Pole Barn they are requesting to build. Mrs. Sawicki stated that they have heavy farm equipment, several large tractors, several restored cars and a drag race car that they would like to store in the proposed pole barn making their property more presentable not only for themselves but for the community as well. The Sawicki's would like to protect their property and by having the Pole barn they are able to do that. The current garage they would like to attach it to their home by a breezeway but if that is not able to be done with the condition of the garage they will tear it down within a year's time.

Chairman Pedersen asked did any of the ZBA members have any questions or concerns with the proposed Pole Barn. Member Stalmack spoke with a concern that the Zoning Board of Appeals keep having Variances brought before them to approve for smaller pieces of property and larger buildings that do not meet the criteria of the Zoning Ordinance. The house is smaller than the proposed pole barn even if the garage is attached to it. Member Hurst spoke stating that she would rather see the equipment stored within a building than sitting all around on the property. She also expressed that she sees no problem with the proposed pole barn. Member Stalmack stated that she doesn't disagree with putting things inside of a Pole barn for protection, she's saying as a member of the Planning Commission where they spent a lot of time and Township money rewriting Ordinances so that the Township has uniformity and not always have people building bigger pole barns than the homes that are on the smaller parcels and she's voicing her concern. She expressed to the Sawicki's that it is nothing against them, it's not the first time being done and it would be wrong for her being the Chairman of the Planning Commission not to voice those concerns. Stalmack says she feels they keep setting precedence every single time it's approved.

Member Hurst asked did the Sawicki's have a way of possibly purchasing more land? Mrs. Sawicki stated that they do not, a biker club is located behind them and they have no other way to purchase any land around them.

Vern Watson of 19220 Martinsville Road is a neighbor of the Sawicki's. Mr. Watson had written a letter to the Zoning Board of Appeals members and also came to the meeting. He wanted to let the members know that he had no objection to the Pole Barn being built. He stated that ever since the Sawicki's had bought the property that they have continually improved the looks of the property and the community.

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Member Stalmack stated that she feels that if the Variance is approved that a time limitation on the garage should be set from the completion of the Pole Barn until the removal or attachment of the garage. If there was additional time needed then the Sawickis would have to let them know through the building department.

Letter's from neighbors of the Sawicki's were sent to the Clerk's office. Mr. Maurice Bowling of 19160 Martinsville, Ms. Judith Merling of 19160 Martinsville Road, Mr. Alan Woelk Jr. and Sheila Beach of 19120 Martinsville Road and Vern Watson of 19220 Martinsville Road were received and all expressed that they had no disputes to the Pole Barn being built at 19160 Martinsville Road.

Motion by Hurst, supported by Stalmack to approve the Variance with the existing garage being moved or torn down in one (1) year after the completion of the Pole Barn, if extension is needed must get from Building Department. Motion carried unanimously.

Motion by Stalmack, supported by Hurst to adjourn meeting at 7:15 p.m. Motion carried unanimously.

Respectfully submitted,

Janet Hoffman
Deputy Clerk
Sumpter Township