

**ROYALTON TOWNSHIP ZONING BOARD OF APPEALS**

Regular Meeting

August 19, 2013  
7:00 p.m.

Members Present: Chairman Ed Kretchman, Ryan Arnt, Ted Kalin, John Olson  
Absent: William Foust  
Others Present: William Boyd, Royalton Township Building Official/Zoning Administrator

Chairman Kretchman opened the meeting at 7:00 p.m. Roll call was taken with all members present except Mr. Foust.

**I. Previous Minutes**

The minutes of the July 15, 2013 Zoning Board of Appeals meeting were reviewed. Mr. Arnt made a motion to accept the minutes as presented. Mr. Kalin seconded the motion and the motion carried.

**II. Agenda**

Mr. Arnt made a motion to accept the proposed agenda with no changes. Mr. Olson seconded the motion and the motion carried.

**III. Citizens' Comments**

There were no citizens' comments.

**IV. Public Hearing**

Variance Request at 2093 Jasper Dairy Road

Chairman Kretchman opened the Public Hearing continuation of the July 15, 2013 ZBA meeting which involves property located at 2093 Jasper Dairy Road, Parcel ID No. 11-17-0028-0001-08-3. The zoning district is Agricultural. The proposed property split would create a 5-acre parcel having 200 feet of width. The Royalton Township Zoning Ordinance Number 20, Section 4.04 does address and regulate development standards for the Agricultural district which states that no parcel shall be created that has less than 250' of width.

Mr. William Marske, son of the applicant Mr. Raymond Marske, presented several new proposals for a variance review for subject property.

There were no public comments. Chairman Kretchman closed the Public Hearing and reopened the regular August 19, 2013 ZBA meeting.

**V. Unfinished Business**

A. Variance Request at 2093 Jasper Dairy Road - ZBA Discussion

Mr. William Marske presented detailed specifications pertaining to the subject property including measurements of the well, homes, and barns from lot line and/or road. He also presented three drawings showing various proposals to accomplish their desired property split.

Drawing 1A would create a 200' x 218' 1-acre lot with a 20' x 497' easement for access to the well;

Drawing 2A would create a 200' x 715' 3.28-acre lot which includes the well;

Drawing 3A would create an irregular shaped 5-acre lot that has 230' of frontage and is 980' at its deepest point.

The ZBA members asked various questions relating to Drawing 3A and the barn: the 230' frontage; the 4 to 1 ratio. Mr. Marske stated they did not want to include barn in the property split because their niece wanted to purchase remaining farm property.

Mr. Arnt made a motion to deny any of the proposals of property split variance as presented. Mr. Kalin seconded the motion. A roll call vote was taken with members Kalin, Olson and Kretchman voting "No". The motion was defeated.

The ZBA members further discussed the proposals.

Mr. Arnt made a motion to deny applicant's variance request for a property split at 2093 Jasper Dairy Road based on the following criteria used in determining whether practical difficulties exist:

- a) There are other options available to the landowner; denying the request is not found to be unnecessarily burdensome.
- b) Denying this request will not cause individual hardships to be suffered.
- c) Granting a lesser variance request could provide substantial relief to applicant and is not just to other property owners in the same district.
- d) There other options available to applicant.
- e) The proposed and resulted need for the variance has been self-created.
- f) Granting this variance would provide a special privilege to this piece of land.

The ZBA members did not find any practical difficulties that are a unique circumstance.

Mr. Kalin supported the motion and the motion carried by a unanimous roll call vote.

**VI. New Business**

None

**VII. Reports**

No reports for Township or Planning Commission.

**VIII. Adjournment**

Mr. Arnt made a motion to adjourn. Mr. Olson seconded the motion and the motion carried. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

*Linda Heil*

Linda Heil  
Recording Secretary