

Joint Town/Village of Lima Zoning Board of Appeals Meeting

April 24th, 2017

MEMBERS PRESENT:

John Bailey; Chairman, Duane Thompson, Duane Fuller, Steve Werner, Andy Matthews.

MEMBERS EXCUSED:

Dennis Neenan.

MEMBERS ABSENT:

Jim Van Dick; Vice Chairman.

ATTENDEES

John Corell, Village Liaison.

GUESTS

Keith Gardner of Gardner Construction, Gary Villa, Dan Holtje.

The meeting of the Joint Town/Village of Lima Zoning Board (The Board) was called to order at 7:07 p.m. on Monday, April 24th, 2017 and opened with the Pledge of Allegiance.

OLD BUSINESS

Minutes

Minutes to be corrected that Dennis did not make the training statements that referred to him. Steve made a motion to accept the minutes with that change. Duane Fuller seconded the motion and all voted in favor.

NEW BUSINESS

7980 Chase Rd – Gary Villa

The Chairman stated that there was “no comment” received from the Livingston County Planning Board, as well as the Ag Committee. The property signs had been seen properly posted and the legal ad was read aloud from the newspaper.

Gary Villa presented his request for an area variance to allow the placement of a new garage 20' forward of the required setback of 10' behind the rear wall of the house. The house sits roughly 437' back from the road and is not visible from the road. It is roughly 140' to the side to the nearest neighbor. Existing gardens (including concrete work), trees, septic and a barn are all in the area around the garage location. It was stated that the garage roof is to be 5-6' shorter than the house roof, and that drainage would continue into an extension of the existing drainage ditch.

The Board reviewed the variance criteria and found no significant impact on any issue.

The public hearing was closed on this subject. Duane Fuller made a motion to grant the variance as defined in the application. Andy seconded the motion, and all voted in favor.

1621 Bragg St – Ed Blodgett

The Chairman stated that there was "no comment" received from the Livingston County Planning Board, as well as the Ag Committee. The property signs had been witnessed properly posted and the legal ad was read aloud from the newspaper.

Dan Holtje presented the farmstead variance request for Ed Blodgett. The farmhouse has the needed age. There exists good separation for the well and septic which is relatively recent and in good order. The house has been standing vacant approximately 7 years and is a legal triple house. There is a gravel patch near the back of the site where an old barn used to stand and has enough room to park about 6 cars. The well house has 10' setback the property line. The proposed property lines are run parallel to the tillable field. There is no drain tile work anticipated for the adjoining land. The proposed lot of one acre is slightly larger than what is currently mowed as lawn around the house.

The Board considered the variance criteria and found no significant impact on any issue.

Duane Fuller made a motion to grant the variance as submitted. Duane Thompson seconded the motion and all voted in favor.

TRAINING

There was no new training to report.

At 8:00 Andy made a motion to adjourn the meeting. Duane Thompson seconded the motion and all voted in favor.

Cindy DePuy; Secretary.