**MORTON TOWNSHIP ZONING BOARD OF APPEALS**

**MEETING MINUTES – APRIL 25, 2023**

Meeting called to order at 4:30 P.M. by Dennis Morawa

Pledge of Allegiance to the Flag by all

Members Present: Dennis Morawa, Yulanda Bellingar, Jeff Cross

Members Absent: None

Others Present: Township Supervisor/Zoning Administrator, Cory Zandstra; Recording Secretary, Jill Charron; Bruce Frederick, Alternate

Public Present: Terry Baumann

Motion by: Jeff Cross

To Approve the minutes of the March 28, 2023, meeting as presented.

2nd by: Yulanda Bellingar

Vote: 3 Ayes 0 Nays 0 Absent Motion Carried

**Open Public Hearing @ 4:31 PM**

**New Business**

The hearing is for the purpose of hearing an appeal for an 1,800 Square foot pole building to be placed on an 18,000 square foot non-conforming lot which is in violation of Section 5.14 (#3) of the Morton Township Zoning Ordinance. The property codes are 5411-055-040-000 and 5411-055-041-000 and is located at 10450 90th Ave. The applicant/owner is Terry Baumann.

Comments by Terry Baumann, Applicant:

* Lots are for sale and Mr. Baumann is looking into purchasing.
* Only wants a pole barn on this lot to house a boat, jet skis, etc. There will be no house on this lot.
* Interested in building a lean-to on the pole barn if the 1,800 sq ft can’t be approved.

Comments by Cory Zandstra, Zoning Administrator:

* Under 20,000 sq ft lot size, building should be no larger than 800 sq ft.
* A lean-to would be classified as an accessory to the building.
* Garage doors could go anywhere if they meet building code.

Comments by Dennis Morawa, ZBA Member:

* Ordinance states that the lot must leave room for a house, septic and well.
* This would only be active if Mr. Baumann purchased the property. The realtor or other potential buyers would need to go through their own ZBA for this property if it were to be approved.
* There could potentially be a 1,500 sq ft building.
* Would have to leave room for at least a 720 sq ft house.

Comments from Jeff Cross, ZBA Member:

* A driveway could affect the selling of the property in the future since a drain field would need to be placed near there.

Comments from Yulanda Bellinger, ZBA Member:

* Inquired about electricity. (None is planned currently.)

**Close Public Hearing @ 4:56 PM**

Zoning Board of Appeals members discussion points:

* 1,800 variance would not fit on 18,000sq ft lot.
* Reducing the pole building to 1,600sq ft.

Zoning Board of Appeals Determination:

In the finding of facts as per the Morton Township Zoning Ordinance, the Board **approves** this appeal with conditions and finds that relief can be granted in such a fashion that the spirit of the ordinance will be observed and public safety secured and substantial justice done. The request for a non-use variance allows the pole barn to be built not exceeding 1600 square feet is approved. This non use variance is effective upon sale of the lots to the applicant.

**The appeal requested is approved with conditions.**

Rollcall vote to approved appeal with conditions:

Dennis Morawa: Approve

Yo Bellinger: Approve

Jeff Cross: Approve

Motion Carried

**Old Business - None**

**Correspondence - None**

**Adjourn Meeting**

Motion By: Jeff Cross

To adjourn the meeting.

2nd By: Yulanda Bellingar

Vote: 3 Ayes 0 Nays Motion Carried

Meeting adjourned at 5:21 P.M.