

Cato Township Zoning Board of Appeals (ZBA)
Meeting Minutes
December 29, 2022

The Cato Township Zoning Board of Appeals met on Thursday December 29, 2022, at the Lakeview Community Center.

Meeting called to order:

Gilbert called the meeting to order at 7:00pm.

Members present:

Larry Gilbert, Cato Board Supervisor
Brandi Clark-Hubbard, Recording Secretary

Absent: Duane Stevens, Chairman

Others present:

David Kelsey, Cato Zoning Administrator
6 members of the public

Approval of August 25, 2022 Minutes

Motion by Gilbert, supported by Clark-Hubbard to accept the prior meeting minutes as presented. Motion carried.

Public Hearing – Variance Request 10182 W Tamarack Rd:

- Property owner Bradford Laird was present to discuss his variance application for a 32x48 pole barn with a height of 21 feet on a vacant lot adjacent to his residence. The zoning regulations in the R-R district only allow a height of 18 feet.
- Gilbert stated there were no complaints from the neighbors whom he sent notification letters prior to the hearing.
- Clark-Hubbard asked how the zoning application complies with the regulation that requires a minimum lot size of two acres for accessory uses in the R-R district. Kelsey referenced Ch. 3 Non-conforming, Adjacent, Lots of Record in Common Ownership. Mr. Laird owns three adjacent lots which total more than 2 acres.
- Gilbert mentioned the applicant should consider building the pole barn toward the back of the lot in case the applicant wants to build a home on the lot in the future. This will avoid noncompliance with the requirement that a pole barn can't be in front of house.
- Clark-Hubbard asked for the roof pitch and side wall measurements to show how the proposed 21 feet was calculated. Applicant was unsure and indicated Kelsey provided the figure. Discussion ensued on different roof pitch measurements. Clark-Hubbard noted that a lower roof pitch would likely comply with the 18ft requirement, however, applicant expressed concerns with snow loads.
- Motion by Gilbert to approve the variance request for 21 ft. Clark-Hubbard supported with the condition that the applicant speak to the county building department about a possible roof pitch of 4-12 to bring total height closer to compliance with 18ft. Motion carried.
- Copy of ZBA approval noted on original zoning application and provided to Mr. Laird.

New Business:

- Discussed current variance application process and directed Kelsey to make sure future applications are completely filled out by the applicant before sending on to the ZBA.
- Gilbert discussed the need for the township board to consider raising variance application fees in order to cover the township's costs associated with applications. Other townships charge in the \$500-\$750 range.

Old Business:

- The ZBA currently does not have any alternate members. Gilbert indicated Duane Stevens no longer wishes to be on the ZBA so a regular member position will be coming open as well. Gilbert will discuss with the township board.
- Gilbert still has the \$200 check on the Tanis application which he will return to the applicant since a ZBA hearing will not be held.

Adjournment:

There being no further business to come before the ZBA, a motion was made by Clark-Hubbard and supported by Gilbert to adjourn the meeting. Motion carried.

Recorded by:

Brandi Clark-Hubbard

Recording Secretary, Cato Township Zoning Board of Appeals