

**HOWARD TOWNSHIP  
ZONING BOARD of APPEALS MINUTES  
SPECIAL MEETING  
October 28, 2014 7:00 pm**

**Call to Order/Pledge/Roll Call:**

C. Poehlman called the special meeting of the Howard Township Zoning Board of Appeals to order at 7:00 p.m. The meeting was held at the Howard Township Business Office. Pledge to the flag was given. Roll call was answered by C. Poehlman, C. Stafford, J. Gordon and C. Bradfield. B. Coar was absent. Zoning Administrator L. McGregor and Recording Secretary T. Ernsberger were also present.

**Agenda**

A motion was made by C. Bradfield, supported by J. Gordon to approve the Meeting Agenda, carried.

**Minutes**

A motion was made by C. Bradfield, supported by J. Gordon to approve the minutes from the September 30, 2014 Zoning Board of Appeals Meeting, carried.

**Old Business**

None

**New Business**

Public Hearing – Variance Application – Jason and Nicole Bailey – 2885 Yankee Street, Niles

Chairman Poehlman opened the public hearing at 7:02 pm. Zoning Administrator McGregor read the public hearing rules. Poehlman called for any conflicts of interest on the board, none were stated. ZA McGregor stated no additional correspondence was received, except the applicant provided the board with up to date photos on the progress of the residence. The applicants explained the application and the need for the accessory building to be built prior to completion of the residence. The residence is over 60% complete. Chairman Poehlman opened the floor for public comment. No comments were made. Poehlman closed the hearing at 7:08 pm.

After Commission deliberations, a motion was made by C. Bradfield, supported by C. Stafford to approve the variance application of Jason and Nicole Bailey, 2885 Yankee Street, to build an accessory building prior to the completion of the residence due to the fact that the house is at least 60% complete, carried.

Public Hearing – Variance Application – Thomas Pinard – 3211 Detroit Road, Niles

Chairman Poehlman opened the public hearing at 7:14 pm. Poehlman called for any conflicts of interest on the board, none were stated. ZA McGregor stated there was no additional correspondence. The applicant explained the application for rebuilding a barn that is grandfathered for infringing into the front yard setbacks. The barn is irregularly shaped and it would be cost effective to rebuild as a four sided structure. Chairman Poehlman opened the floor for public comment. No comments were made. Poehlman closed the hearing at 7:18 pm.

After Commission deliberations, a motion was made by C. Bradfield, supported by J. Gordon to approve the variance application of Thomas Pinard, 3211 Detroit Road, to add on to a grandfathered accessory building to make it a four sided structure which already infringes within the front yard at 3211 Detroit Road, carried.

**Report of the Planning Commission**

None

**Correspondence**

None

**Public Comment**

None

**Zoning Board of Appeals Board Comment**

None

**Adjournment**

A motion by C. Bradfield, supported C. Stafford to adjourn the meeting at 7:22 p.m., carried.

Submitted by:

Teri Ernsberger  
ZBA Recording Secretary

*Final Decision Forms attached*