

**CLARK TOWNSHIP ZONING BOARD OF APPEALS**  
**Meeting Minutes of January 22, 2019**  
**Wednesday 7 PM**

**CALL TO ORDER & PLEDGE OF ALLEGIANCE:** Mr. Pearson at 7 pm

**ROLL CALL: Members present:** Pieri, Eberts, Schuster, Pearson  
**Absent**

**Others present:** Scott Sherlund, Laura Sherlund, Bob Sherlund, Dave Tassier, Dave Murray, *deputy supervisor.*

**APPROVAL OF AGENDA**

***Motion:*** *Moved by Mr. Eberts, seconded by Mr. Schuster to accept agenda as presented.*  
***All Ayes. Motion carried.***

**APPROVAL OF MINUTES: September 11, 2018**

***Motion:*** *Moved by Mr. Pieri, seconded by Mr. Eberts to approve the minutes of September 11, 2018*  
***All Ayes. Motion carried.***

**Two letters were presented: (attached)** Mr. Tom Augugliaro; Mr. John Torsky and Ms. Dana Torsky. Both letters requested the Board to deny Mr. Sherlund's request.

**OLD BUSINESS:** None

**NEW BUSINESS: Case #291** Scott Sherlund requested a dimensional variance to construct a new accessory structure, 36 ft by 48 ft, total 1,728 square feet on his property. The new structure would increase his current storage square foot capacity from 1,460 square feet to 3,188 square feet, which is beyond the 1,800 total square footage allowed by ordinance.

Mr. Sherlund presented his request:

- \* Does not have enough storage space for his construction equipment, boats, snowmobile trailers
- \* Wants to improve the appearance of his lot and area by storing his equipment under one newer and attractive metal building with the color of the siding to match his house
- \* Cannot add onto existing garages owing to condition of buildings, setback requirements
- \* Does not want several small storage buildings as that would detract from the lot's appearance and look cluttered
- \* Is in character with the area as there are existing storage buildings across from his property
- \* The proposed building would control water run-off through drain tile along its side
- \* He accepts conditions to provide aesthetic barriers to reduce exposure and neighbor visibility
- \* Without the larger building his alternative is to leave his equipment exposed in the yard
- \* A smaller sized building would not provide enough storage for his equipment
- \* Other properties along the street have equipment, cars in the open; his building would be more of an improvement to the area's appearance

Board members responses were:

The square footage significantly exceeds what's allowable by ordinance

There are no extraordinary circumstances specific to the property for a hardship

Would others in the neighborhood also seek to build larger storage structures?

The area is wide open lacking trees or other natural barriers for visibility concerns

Two neighbors sent letters of complaint

Board members expressed their appreciation for Mr. Sherlund's desire to improve the appearance of his lot and the neighborhood, tried to identify potential hardship issues with lot size and configuration, tried to identify alternatives to one large building, and shared their understanding of the need for storage for recreational items.

Board members agreed to promote a review of the 1,800 square feet limitation.

***Motion: Mr. Pieri moved to deny the dimensional variance because of current Clark Township ordinance; no extraordinary circumstance that applies to the property to create a hardship; substantially goes over the allowable square footage; neighbor objections to grant variance.***

***Mr. Eberts seconded.***

***Roll call: Pearson: yes Eberts: yes Pieri: yes Schuster: no.***

***Ayes 3 Nays 1 Motion passed.***

***ADJOURNMENT: Moved by Mr. Schuster, seconded by Mr. Eberts to adjourn meeting at 8 pm. Vote: all ayes.***