

Vernon Township
Zoning Board of Appeals
Meeting Minutes
August 5, 2024

The meeting was called to order at 6:30 pm.

Present: John Wolf, Janeene Temple, and Robert Conrad.

The agenda was presented and reviewed.

Motion: Robert Conrad motioned, and Janeene Temple seconded, to approve the agenda as presented. All were yes; the motion passed.

The minutes of June 4, 2024, were presented and reviewed.

Motion: Robert Conrad motioned, and Janeene Temple seconded, to approve the minutes of June 4, 2024, as presented. All were yes; the motion passed.

There was no public comment.

Public Hearing

Motion: Janeene Temple motioned, and Robert Conrad seconded, to open the public hearing regarding Mark Bentley's variance request for the property at 8289 E. Bennington Rd. All were yes; the motion passed. The public hearing was opened at 6:31 p.m.

Mark Bentley has applied for a variance request for the 8289 E. Bennington Rd property. Mr. Bentley currently has a non-conforming lot with only 100' of road frontage. He requests to take 50' from the adjacent property at 8261 E. Bennington Rd, which has 200' of road frontage. He would like to build a pole barn on his property but is currently unable to do so due to the current road frontage. The property at 8261 E. Bennington Rd, previously belonged to his deceased mother. The variance would create two non-conforming lots with only 150' of road frontage. Current zoning requires 200' of road frontage. Merilee Lawson spoke and provided insight into various questions asked by the board. It was acknowledged that Mr. Bentley also owns about 30 acres of farmland that surrounds these two properties and provides an additional 300' of road frontage for the farmland with farm lane access. Mr. Bentley has expressed that he would like to sell the property at 8261 E Bennington Rd in the future. Having a non-conforming lot on the property he would like to sell would cause an issue for future owners should they ever need to tear down the current house and rebuild. Ms. Lawson did confirm that if Mr. Bentley were to take 50' from the farmland and add it to the property at 8261 E Bennington Rd, then take 50' from 8261 and add it to his property at 8289; he would have a conforming lot to sell and enough room to meet setbacks and put in a pole barn. This would be a lot line adjustment and would not need to be handled by the Zoning Board of Appeals.

Motion: Janeene Temple motioned, and Robert Conrad seconded, to deny the variance request for the property at 8289 E. Bennington Rd as Mr. Bentley has other options that would not create two non-conforming lots. Roll Call; Temple-Yes, Conrad-Yes, Wolf-No. Motion passed.

Motion: Janeene Temple motioned, and Robert Conrad seconded to close the public hearing. All yes, public hearing was closed at 6:59 pm.

New Business

There is no new business at this time.

Old Business

Zoning Board of Appeals By-Laws. Due to time constraints this item has been moved to the October meeting date.

Staff Communications

The recording secretary reported that she has received an application for another land variance. The owner is fine waiting until the October meeting.

The next meeting is scheduled for October 1, 2024, at 7:00 pm unless there is no business.

The meeting adjourned at 7:00 pm.

Susan Bannister
Recording Secretary
Vernon Township Clerk