

**CROCKERY TOWNSHIP
ZONING BOARD OF APPEALS
ZBA MEETING MINUTES
October 20, 2022**

1. **Call to Order:** 7:30 PM.

Roll call –

Present: Brian Ford, Robb Constantine, Bill Sanders, Rich Suchecki, and Mike Wallis

Others in Attendance: Julie Lovelace, Zoning Administrator and Ronald Redick, legal representative for Crockery Township from Mika Meyers

2. **Approval of the Agenda:** Agenda was corrected to reflect meeting minutes to be approved from October 15, 2020. Motion to approve amended agenda presented by Robb Constantine and seconded by Brian Ford. Motion carried unanimously.

3. **Approval of Minutes:** Minutes for ZBA meeting on **October 15, 2020** were reviewed. Motion to approve as written presented by Robb Constantine and seconded by Brian Ford. Motion carried unanimously.

4. **Communications:** Introduction of Rich Suchecki, Crocker Township Trustee, as new ZBA member, Julie Lovelace as Zoning Administrator and Ronald Redick from Mika Meyers. Also noted Eric Erhorn, Crockery Township Supervisor, was present at the meeting.

5. **Public comments:** The prepose of this meeting was to consider the variance application from Mr. Thomas Farage regarding property at 16648 Sagewood Avenue (a private road). Mr. Thomas Farage and his legal representative Mr. William Meier both presented at the meeting their opinion of the private road requirements upon a lot division and private road extension limitations based on the land contours and wooded areas of the property. Mr. Farage and Mr. Meier also discussed the history of the private road and the use of the private road by three other properties.

6. **Action Items:**

A. A motion was presented by Rich Suchecki to close the ZBA meeting under section 8 of the Open Meetings Act. The purpose of the closed meeting was to consider legal advice and privileged written opinion from Crocker Township legal counsel regarding the dimensional variance from the private street regulation of Crockery Township Zoning Ordinance. The motion was seconded by Robb Constantine.

Roll Call Vote:

Mike Wallis – yes

Brian Ford – yes

Robb Constantine – yes

Bill Sanders – yes

Rich Suchecki – yes

Motion carried unanimously.

Meeting closed at 8:32 p.m.

B. ZBA meeting called to order after closed meeting session at 8:58 p.m.

C. The ZBA discussed with Mr. Thomas Farage and his legal representative Mr. William Meier the options and possible conditions for the land split and zoning ordinances regarding the private road.

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1. No further splits on the 16648 Sagewood Avenue than were on the proposal presented to the ZBA.
 2. Current ordinances will be enforced on the new section of the private road, 66 feet wide with 24 feet of “paved” road.
 3. Private road maintenance agreement with other properties using the road.
 4. Minimum frontage according to the current ordinances.
 5. Fire Chief recommendation, Eric Erhon to consult Fire Chief.
- D. After the discussion of the options and possible conditions, Mr. Farage agreed to come back with a new land plan to present to the ZBA.
- E. A motion to table the variance request was presented by Rich Suchecki and seconded by Mike Wallis. Voice vote, 5 yes and 0 no. Motion was passed.
- F. Election of Officers – A slate of officers consisting of Bill Sanders, Chairperson, Robb Constantine, Vice-Chairperson, and Mike Wallis, Secretary, was presented by Robb Constantine and seconded by Rich Suchecki. Motion carried unanimously.
7. **Discussion Items:**
- A. ZBA asked if Julie Lovelace or Ronald Redick had any question or comments. They both replied they had no further questions or comments.
8. **Adjournment:** Motion to adjourn meeting presented by Robb Constantine and seconded by Brian Ford. Motion carried unanimously. Meeting was adjourned at 9:31 p.m.
9. Next ZBA meeting will be scheduled as needed by Crockery Township.

Respectfully submitted by:
Mike Wallis, ZBA Secretary

Signed: _____

Date: _____