

**TROY TOWNSHIP  
ZONING BOARD OF APPEALS  
HAMMONDS GARAGE MEETING  
AUGUST 20, 2024**

**COPY**

**Call to Order**

Tom Hoelter called the Troy Township Zoning Board of Appeals meeting to order at 7:00 PM with the Pledge of Allegiance.

**Roll Call**

Chad Arntson	Absent	William Simmons	Present
Sharon Brink	Absent	Dana Nutter	Present
Tom Hoelter	Present	Aaron Charter, Alternate	Present
Joey Marten	Present	Brooke Hahn, Zoning Inspector	Present

**Visitors**

Bruce and Lisa Hammond, Erin Clark and Tony Jennings (Riverbend Contractors)

**Swearing in of those testifying**

Tom Hoelter swore in the guests for the purpose of testifying.

**Secretary's Minutes**

The minutes from the First Solar variance meeting on June 18, 2024 were presented. Joey Martin made a motion to accept the minutes as presented. Dana Nutter seconded the motion. Motion carried unanimously 4-0.

**New Business**

Bruce and Lisa Hammond of 23535 Lemoyne Road are requesting a variance to build a 24 foot by 24-foot attached garage on the front of their home.

**Discussion**

Bruce Hammond, owner is looking to add a two-car attached garage on the northeast side of the home.

Dana Nutter voice concern about the closeness of cars to the road edge since the new construction would be 35 feet from the right of way. Resolution requires 50 feet.

Tony Jennings, contractor Riverbend, provided a new drawing.

William Simmons asked about the old garage. Bruce Hammond stated it was too small for current cars.

Brooke Hahn asked where are the well and septic system. Bruce Hammond state septic tank was abandoned. Sewer is on southern most lots and the well is 6 feet out from the front left corner of the home, the southeast side.

Tom Hoelter stated resolutions are not made by the Zoning Board of Appeals. He asked if there were other places the garage could be located, for example the backyard that would meet zoning resolutions.

William Simmons made a motion to approve the variance as presented. Dana Nutter seconded the motion.

The secretary called roll:

Sharon Brink No Tom Hoelter No Joey Marten No William Simmons Yes Dana Nutter No

The variance for the Hammond's garage addition was voted down by a 4 to 1 vote.

Brooke Hahn offered to sit down with the contractor and the Hammonds after the meeting to try and find where they could place the garage on the property that would meet the required setbacks.

With nothing more to come before the Zoning Board of Appeals, Joey Martin made a motion to adjourn at 7:15 PM. Dana Nutter seconded the motion. Motion carried unanimously.

Respectfully submitted,

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Janice Wagner, Zoning Secretary

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Tom Hoelter, Chairperson

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Sharon Brink

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William Simmons

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Joey Marten

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Dana Nutter