

Monroe Township Board of Zoning Appeals Hearing Minutes
Wednesday May 21, 2025
6:30pm
Case #BZA-01-2025

Hearing called to order at 6:30 pm by Mr. Dempsey.

Roll Call: Mr. Dempsey- present, Ms. Morgan - present, Mr. Oberklaus - present, Ms. Bennett - absent, Mr. Heiden - absent

Steve Downey and Mike Boots were present.

Guests Present: Kerry Stout.

Pledge of Allegiance was recited.

Mr. Dempsey swore in the participant.

Mr. Boots is requesting a motion to approve the Monroe Township Board of Zoning Appeals meeting minutes dated October 16, 2024, as presented.

Motion #01-2025 was made by Mr. Oberklaus to approve October 16. 2024 Monroe Township Board of Zoning Appeals meeting minutes as presented. Ms. Morgan 2nd the motion.

Vote: Mr. Dempsey -yes, Ms. Morgan -yes, Mr. Oberklaus - yes, Ms. Bennett - n/a, Mr. Heiden- n/a

Board of Zoning Appeals Business:

Zoning Inspector Mike Boots

Mr. Heiden was approved by the Trustees to fill the vacancy created by the passing of Mr. Becker.

Mr. Boots presented Case #BZA-01-2025 to the Board.

- Mr. Stout is requesting a conditional variance for the installation of an in-ground swimming pool without a perimeter fence as per Article 9 (7, c).

Mr. Stout presented the case to the Board for appeal/variance.

- Handed out a document detailing 3 factors as to why he is seeking a conditional variance.
 - o Land - they have almost 40 acres at the end of a private road with the closest neighbors being over 700 feet from the site of the pool. In the 3 other directions the nearest houses are over 1/4 mile away.
 - o They are installing an automatic pool cover. This has been shown to be safer than a fence and In many states and jurisdictions negate the need to install a fence.
 - o Unique geography. The pool site is heavily wooded and drops off on the North side rapidly towards a creek making the installation of a fence challenging without significant disruption to the land.

Questions/concerns by the Board:

- Will the cover be kept closed when not in use - yes
- Will the controls switch for the automatic cover be inside of a lock box
 - o We can install one, so it is.
- What is the warranty for this type of cover?
 - o 12-15-year life expectancy.
- What is the size/depth of the pool?
 - o 20 ft. X 40 ft. with a depth of 4 ft to 8 ft.
- Do you have children
 - o Yes, ages 11 & 14.

Anyone present in opposition to the request?

- None

MOTION #02-2025 was made by Mr. Oberklaus to approve the request for a conditional variance.

Ms. Morgan 2nd the motion.

VOTE: Mr. Dempsey - yes, Ms. Morgan- yes, Mr. Oberklaus - yes, Ms. Bennett - n/a, Mr. Heiden - n/a

MOTION #03-2025 was made by Mr. Dempsey to adjourn the meeting. Ms. Morgan 2nd the motion.

VOTE: Mr. Dempsey - yes, Ms. Morgan - yes, Mr. Oberklaus -yes, Ms. Bennett - n/a, Mr. Heiden - n/a

Hearing adjourned at 6:49 pm

Minutes taken by: M. Boots