

Monroe Township Board of Zoning Appeals Hearing Minutes
Wednesday December 3, 2025
6:30 P.M.
Case #BZA-05-2025

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

Roll Call: Mr. Dempsey - Present, Ms. Morgan - Present, Mr. Oberklaus - Present, Ms. Bennett - Present, Mr. Heiden - Absent

Guests Present: Daniel Wright.

Pledge of Allegiance was recited.

Mr. Dempsey swore in all participants.

Mr. Dempsey is requesting a motion to approve the Monroe Township Board of Zoning Appeals meeting minutes Case #BZA -04-2025 dated October 22, 2025, as presented.

Motion #13-2025 was made by Mr. Oberklaus to approve the Monroe Township Board of Zoning Appeals meeting minutes, Case #BZA-04-2025 dated October 22, 2025, as presented. Ms. Morgan 2nd the motion.

Vote: Mr. Dempsey - Yes, Ms. Morgan - Yes, Mr. Oberklaus - Yes, Ms. Bennett - Yes, Mr. Heiden- N/A

Board of Zoning Appeals Business:

Zoning Inspector Mike Boots

Mr. Boots presented Case #BZA-05-2025 to the Board.

- Daniel and Holly Wright are requesting a conditional variance to replace a 14 x 70 mobile home with a new 28 x 76 manufactured home. This would be in violation of the Monroe Township Zoning Resolution as per Article 7, table 7-3-1 side yard setback for the R-1 district (20 feet).
 - **Article 7 (3) Site development standards**

All buildings and lots shall meet the minimum site development standards set forth in Table 7-3-1 unless otherwise specified in the Additional Regulations identified in Table 7-2-1.

Mr. Wright presented the case to the Board for a variance.

Buying this property. Presently there is an old 14' x 70' mobile home on it. Looking to remove it and replace it with a new 28' x 76' double wide for his daughter and her children to live in. Getting the double wide from Clayton Homes. Remove an eyesore and improve the community.

Questions/concerns by the Board:

- None

Anyone present in opposition to the request?

- None

MOTION #14-2025 was made by Mr. Oberklaus to approve the request for a variance.

Ms. Bennett 2nd the motion.

VOTE: Mr. Dempsey - Yes, Ms. Morgan- Yes, Mr. Oberklaus - Yes, Ms. Bennett - Yes, Mr. Heiden – N/A

This request for approval will be put before the Board of Trustees at their next regularly scheduled meeting for final approval.

MOTION # 150-2025 by the Trustees to approve the BZA variance approval.

MOTION #15-2025 was made by Ms. Bennett to adjourn the meeting. Ms. Morgan 2nd the motion.

VOTE: Mr. Dempsey - Yes, Ms. Morgan - Yes, Mr. Oberklaus - Yes, Ms. Bennett - Yes, Mr. Heiden – N/A

Hearing adjourned at 6:44 P.M.

Minutes taken by: M. Boots