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Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

ZONING BOARD OF APPEALS MEETING

Wednesday, July 9, 2025 at 7:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Chair Priebe called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Joanna Hardesty, Trustee
Brian Ignatowski
Joyce Priebe, Chair
William Rill
Jim Hollenbeck, Substitute

ABSENT:

Benedict Russell

CONSENT AGENDA

Approval motion was made by Trustee Hardesty, seconded by Member Hollenbeck, to approve Zoning Board of Appeals Agenda for tonight, as presented.

Voice Vote: Ayes: (5) Absent: (1) Russell

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC

Chair Priebe opened the general call to the public, but no one came up to speak so she closed the session.

CURRENT BUSINESS

1. ZBA 25-0006

Owner: Barbara & Michael Toth

Location: 8932 Rushside Dr.

Parcel ID: 4715-17-402-139

Request: Variance application to permit the expansion of the existing sunroom with a setback of 41 ft to the high-water mark of when 50 ft is required per section 36-171(4). Variance request is for 9 ft from the OHM.

Chair Priebe asked the applicants to come to the podium to present their request. Barbara explained that they have lived at this location for several years, and they have expanded the main part of the home for family growth. Now with family visiting here from out of town, they need to expand the Florida Room to allow family dinners together. Family meals together are very important to this couple. Once she was finished, she stepped down.

Chair Priebe asked David to present his staff report to the Zoning Board of Appeals Board Members. David briefly summarized this case and ended by stating it as a case of aging in place with visiting family members who were growing up as well. Member Rill said that the Florida Sunroom is currently closer than 50 ft to the waterbody in the rear yard. David agreed. Rill said that when he visited the site, he found that the neighboring homes were closer to the water's edge than this home was. If given the variance request, their home would be equal distance from the water as their neighbors, so he supports the request.

Trustee Hardesty asked if the correspondence of support was from the next-door neighbors. The applicant said yes. Barbara said that there is a park on one side, but the letters of support were from the neighbor to the south, neighbor on the other side of the park, and neighbors across the street. Member Ignatowski said he spoke with the neighbors, and they said that Barbara and Michael had gone out of their way to ensure all their neighbors knew about this variance request and supported their proposal. He supported the variance request as well. Letters of support were from Alan & Cynthia Oesterle at 8979 Riverside Dr., Kathleen & Donnelly at 8940, 8941 and 8956 Rushside Dr., Bruce & Robert Sabunda at 8892 Rushside Dr, and Michael and Ronda Duran at 8882 Rushside Dr.

Approval motion by Trustee Hardesty, seconded by Member Ignatowski, to approve variance application ZBA 25-0006 at 8932 Rushside Dr. TIC 4715-17-402-139. Applicants request a 9-foot variance (41 ft setback) instead of the required 50 ft setback from the OHM (highwater mark), per Section 36-171 (4). The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening and as presented in the staff report.

Voice Vote: Ayes: (5) Absent: (1) Russell

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion was made by Member Rill, seconded by Member Hollenbeck, to approve June 11, 2025 Zoning Board of Appeals Meeting Minutes as presented.

Voice Vote: Ayes: (5) Absent: (1) Russell

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Approval motion was made by Trustee Hardesty, seconded by Rill, to adjourn at 7:19 pm.

Voice Vote: Ayes: (5) Absent: (1) Russell

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: 9-10-25



Joyce Priebe, Chair