

Monroe Township Board of Zoning Appeals Hearing Minutes
Wednesday February 27, 2026
6:30 P.M.
Case #BZA-001-2026 and #BZA-002-2026

Hearing called to order at 6:45 pm by Mr. Dempsey.

Roll Call: Mr. Dempsey—Present, Mr. Oberklaus—Present, Mr. Heiden—Present, Mr. Saylor—Present

Guests Present: F. Michael Miles, Ruth Miles, and Robert Oelker

Pledge of Allegiance was recited.

Mr. Dempsey swore in all participants.

Board of Zoning Appeals Business:

Zoning Inspector Kristin Bennett

Mrs. Bennett presented Case #BZA-001-2026 to the Board.

- Mr. F. Michael Miles is requesting a conditional variance for a new residential construction home on a 5-acre lot with a lot width of 132 feet. This would be in violation of the Monroe Township Zoning Resolution as per Article 7, table 7-3-1 Lot Width for the A-1 district (200 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. Miles presented the case to the Board for a variance.

Looking to build a new 2155 sq. foot residential home to live in. This would improve the community.

Questions/concerns by the Board:

- Are setbacks met? Yes

Anyone present in opposition to the request?

- None

MOTION #01-2026 was made by Mr. Oberklaus to approve the request for a variance.

Mr. Heiden 2nd the motion.

VOTE: Mr. Dempsey - Yes, Mr. Oberklaus - Yes, Mr. Heiden – Yes, Mr. Saylor-Yes

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

MOTION #_____ by the Trustees to approve the BZA variance approval.

Mrs. Bennett presented Case #BZA-002-2026 to the Board. The only issue addressed to her by neighbors was the placement of the new garage in relation to trees on neighboring property and the concern if trees where to fall on the new garage, the neighboring property owners did not wat responsibility due to the decrease in setbacks.

- Mr. Robert Oelker is requesting a conditional variance to replace the existing garage with a detached new 36 x 48 garage with left side setback of 6 feet to obtain proper clearance of 10 feet from the mound system and a more accessible placement on the parcel. 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. Oelker presented the case to the Board for a variance.

Looking to build a new 1728 sq. foot garage. This would improve the community.

Questions/concerns by the Board:

- Are there any buildings on adjoining properties? No, just a box truck used by a neighbor for storage.

Anyone present in opposition to the request?

- None

MOTION #02-2026 was made by Mr. Oberklaus to approve the request for a variance.

Mr. Saylor -2nd the motion.

VOTE: Mr. Dempsey - Yes, Mr. Oberklaus - Yes, Mr. Heiden – Yes, Mr. Saylor-Yes

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

MOTION #_____ by the Trustees to approve the BZA variance approval.

BZA information presented by Zoning Inspector Kristin Bennett:

- At the next Trustees meeting she will be asking for Mr. Mike Boots to be appointed to the Board of Zoning Appeals to bring to 5 members.

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

VOTE: Mr. Dempsey - Yes, Mr. Oberklaus - Yes, Mr. Heiden – Yes, Mr. Saylor- Yes

Hearing adjourned at 7:12 P.M.

Minutes taken by: K. Bennett