

Monroe Township Board of Zoning Appeals Hearing Minutes
August 26, 2026
6:30 P.M.
Case #BZA: 005-2026

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

Roll Call: Mr. Dempsey- present, Mr. Boots- present, Mr. Heiden- absent, Mr. Oberklaus- present, Mr. Saylor- present,

Guests Present: Wayne Byrum and Denise Byrum

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 of Case #BZA-004-2026 dated July 29, 2026, as presented.

Motion #009 -2026 was made by Mr. Saylor to approve the Monroe Township Board of Zoning Appeals meeting minutes, Case #BZA-004-2026 dated July 29, 2006, as presented.
2nd the motion.

VOTE: Mr. Dempsey - yes, Mr. Boots- yes, Mr. Heiden – n/a, Mr. Oberklaus -yes, Mr. Saylor- yes,

Board of Zoning Appeals Business:

Zoning Inspector Kristin Bennett

Mrs. Bennett presented Case #BZA-005-2026 to the Board.

- Thomas A and Leslie Uhlenbrock are requesting to place an accessory building (50x30') in front of and to the side of the primary residence.

Resolution, Article 9, Section 2 (D & E) (D) There shall be no more than two (2) detached accessory buildings or structures on a lot within a residential district. Only one (1) of these accessory uses shall be a private garage. (E) Accessory structures and uses shall be located in the rear yard and not less than ten (10') from the rear or side lot lines unless otherwise specified.

There is currently two sheds on the property.

- Thomas (Andy) and Leslie Uhlenbrock presented their case to the Board for a variance.

- Denise Byrum , 1723 Fox Tail Chase Drive, presented their case in opposition for the Variance based of the Duncan Factor, and a presented a packet of information to the Board.

Questions/concerns by the Board: What are the two buildings on the property for, and what will the new accessory building be for?

Answer: storage of lawn and equipment for the two sheds, and the new building will be for vehicles and other items, as the children are now old enough to need space for their vehicles.

Question: Why was this spot picked?

Answer: Based off the topographic nature of the property, this is the best spot the Builder picked. The builder is Paragon Homes.

Question: What will the finished exterior of the building be like?

Answer: It will have metal siding, and the bottom will have stone.

Question: To address the issue of water run-off, can the draining lines be extended to go past the neighbor's septic system and made to flow downhill from it?

Answer: Yes, we will have the builder do that. (Note that this will be a stipulation if the variance is approved).

Question: What type of buffer zone will you have once it is built?

Answer: We are planning on planting evergreen trees to provide a better site line. (Note that this will be a stipulation if the variance is approved).

MOTION #010-2026 was made by Mr. Oberklaus to approve the request for a variance with the following stipulations:

- The Draining system discharge must be placed further back the property line to defer water away from the septic system at 1723 Fox Trail Chase Drive
- A buffering zone of Evergreen Trees or other foliage must be placed within 12 months of the completion of the building.

Mr. Boots 2nd the motion.

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

VOTE: Mr. Dempsey - yes, Mr. Boots- yes, Mr. Oberklaus - yes, Mr. Heiden – n/a, Mr. Saylor- yes

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

MOTION #011 -2026 was made by Mr. Boots to adjourn the meeting. Mr. Dempsey 2nd the motion.

VOTE: Mr. Dempsey - yes, Mr. Boots- yes, Mr. Oberklaus - yes, Mr. Heiden – n/a, Mr. Saylor- yes,
Hearing adjourned at 6:39 P.M.

Minutes taken by: K. Bennett