

**LENOX TOWNSHIP
ZONING BOARD OF APPEALS
JULY 9, 2025, 6:30 PM**

It was announced that an acting chair must be appointed until the Election of Officers item.

Motion: Honold Second: Sutherland

Motion to nominate K. Flood for Chairperson.

Roll Call Vote: All Ayes. Motion passes.

1. CALL TO ORDER:

The meeting was called to order by Chairperson Kirk Flood at 6:35 PM.

Present:	Kirk Flood – Chairperson	Kathy Honold
	Chuck Geisler – Secretary	Jennifer Sutherland
	Charles Stremersch – Alternate	Steve Cassin – Township Planner
Absent:	Karen Turchi	

2. APPROVAL OF PREVIOUS MINUTES

Motion: Honold Support: Stremersch

Motion to approve the minutes from March 13, 2024, with no changes.

All Ayes. Motion passes.

3. PUBLIC COMMENT - None

4. APPROVAL OF AGENDA

Motion to approve the July 9, 2025 Agenda.

Motion: Stremersch Support: Geisler

All Ayes. Motion passes.

5. PUBLIC HEARING

A. Devon B. Slanec Living Trust, vacant Omo Rd, 19-06-100-037 and 19-06-06-100-038

1. Open Public Hearing: 6:36 PM

2. Case Summary

Cassin reported that the Public Hearing is requested for a variance on properties 19-06-06-100-037 and 19-06-06-100-038 located on Omo Road. The Variance request is on the lot area. The applicant had

previously submitted an application for land division. It was approved in error by the Township; it should have required a variance from the Zoning Board on the lot area before the split was done. The width of the lot meets the Ordinance, but the area of the lot does not. Mr. Addis, the Township Attorney, reported that just because the land was divided does not alleviate the fact that the Zoning Ordinance requires a minimum parcel size of two acres to build a house. The Slanecs are petitioning to ask for variance of that provision.

3. Public Comment

Roger Hyde, Attorney, 42815 Garfield, Clinton Township, representing the Devon B. Slanec Living Trust. The original lot size had 329.50 feet road frontage, with a depth of 396 feet. Several departments reviewed the lot division with no objection. The split would make the lots three inches short in the front at 164.75 feet and 22 inches in the back. Parcel ending in 038 is 65,249 square feet and parcel ending in 037 is 65,163 square feet. The variances requested are to divide the lot, the width, and the total acreage.

Donald Long lives south of said property, wholeheartedly disagrees with everything that was said. Lenox Township has strict Rules and Regulations for Zoning. He has been a Lenox resident for 21 years, requested to put in a pond and was short by 10 feet, and the Township rejected the request. You will lose the rural aesthetic; it is going to look more like a subdivision. A 2000 square foot house and a pole barn on each of the lots would look cluttered. Being short inches is not the problem; the shortage of acreage is the problem.

4. Close Public Hearing:

Motion: Motion to close the Public Hearing at 6:48 PM.

Motion: Stremersch Support: Sutherland

Roll Call Vote: All Ayes. Motion passes.

6. UNFINISHED BUSINESS – None

7. NEW BUSINESS

a. Election of Officers

Chairperson

Motion: Honold Support: Geisler

To nominate Kirk Flood as Chairperson.

Roll Call Vote: All Ayes. Motion Passes.

Co-Chairperson

Motion: Honold Support: Sutherland

Motion to nominate Chuck Geisler as Co-Chairperson.

Roll Call Vote: All Ayes. Motion passes.

Secretary

Motion: Sutherland Support: Geisler

Motion to nominate Kathy Honold as Secretary.

Roll Call Vote: All Ayes. Motion passes.

b. Devon B. Slanec Living Trust, vacant Omo Road, 19-06-100-037 and 19-06-06-100-038

Motion: Stremersch

Motion to accept the variance request.

Motion died for lack of support.

Motion: Geisler Support: Honold

Motion to deny the variance request.

Roll Call Vote:

Ayes: Honold, Sutherland, Geisler

Nay: Flood, Stremersch

Motion passes.

c. By-Law Amendment

Motion: Sutherland Second: Stremersch

Motion to change the meeting start time from 7:00 PM to 6:30 PM.

All Ayes. Motion passes.

8. PUBLIC COMMENTS

There were no comments at this time.

9. COMMUNICATIONS / REPORTS

There were no communications at this time.

10. ADJOURNMENT

Motion: Sutherland Support: Stremersch

Motion to adjourn the meeting at 6:55 PM. All Ayes. Motion passes.

Respectfully Submitted,

Respectfully Submitted,

Chuck Geisler, Secretary

Diane Brohl, Recording Secretary