

To: Cohoctah Twp Planning Commission
From: Cohoctah Zoning Administrator
Date: March 29, 2025
Re: Mathew Glass New Home Build Print Submission

Dear Planning Commission,

Final prints were submitted for the Mathew Glass new home build on Stelzer Rd. Upon review of the blueprints, it is determined that the plans include an accessory building being attached to the main building of which would require Planning Commission approval as per ordinance 16.06 Accessory building provisions.

Also, the plans are not compliant with the TWP Ordinance(s) listed below.

The square footage of the accessory building that would be attached to the main building exceeds the 960 sq' allowed for an attached accessory building.

Note non-compliance with bullet(s) 16.06, (G) 3, 7 and 10

16.06

G. "A permit to construct an accessory building to a single-family residential dwelling on a lot or parcel prior to the construction of the single-family dwelling may be issued by the Planning Commission upon proper application and subject to the following conditions":

3. "The accessory building shall be used for no other purpose than the storage of personal property belonging to the owner(s) of the lot or parcel and shall not exceed 960 square feet in size".

7. "Absolutely no commercial storage or commercial activity of any kind shall occur on the premises or within the accessory building".

10. "A permit for an accessory building that exceeds 960 square feet shall not be issued until the single-family dwelling has reached the stage of construction where all windows and doors are installed, and the roofing and exterior of the dwelling have been completely finished".

I have denied print approval pending Planning Commission review. Let me know if you have any questions or concerns.

Definitions sec 2.02:

"Building, Accessory—Supplemental building or structure on the same lot or parcel of land as the main building or buildings, or part of the main building occupied by or devoted exclusively to any accessory uses, but such use shall not include any building used for dwelling, residential or lodging purposes, or sleeping quarters for human beings".

Building, Main—The building or structure in which the principal use or activity on a lot or parcel takes place".

Respectfully,

Steven Bronsberg
Cohoctah Township Zoning