

**Ash Township
Zoning Board of Appeals
Meeting Minutes
November 5, 2013**

Held on: Meeting was called to order by Chairman Stumpmier on Tuesday, November 5, 2013, at 7:30 p.m. in the Ash Township Hall, 1677 Ready Rd., Carleton, MI.

Members Present: Sid Stumpmier, Darrell Mossburg, Ron Keilman, Jim Booth and Ace DeVillez. Alternate Jerry Hunter was present.

Members Absent: None.

Others Present: Jim Vaslo – Township Manager and 7 citizens.

Chairman asked if everyone received a copy of the October 1, 2013, minutes and if there were any additions or corrections?

Motion #190 Motion to Approve Minutes.

Motion by Booth supported by Keilman to approve the Zoning Board of Appeals meeting minutes of October 1, 2013, as presented. Voice vote taken. Motion carried.

Motion #191 Agenda Approval.

Motion by Mossburg supported by Keilman to approve the agenda as presented. Voice vote taken. Motion carried.

Old Business:

None

New Business:

- A. **A Public Hearing** for Parcel #5801-010-010-00, commonly known as 1149 Carleton-Rockwood Road, Carleton, MI 48117, owned by William Xerri who is requesting a variance from Zoning Ordinance 7C, Section 15.02(6)(7)(8) which pertains to setbacks.

Township Manger Vaslo asked the Chairman for a few minutes prior to the Public Hearing to explain the request and asked for the Boards opinion on whether or not a variance is really necessary. After some discussion it was the consensus of the Board that the proposed accessory building could be constructed without the need for a variance from the required setbacks and the following motion was offered.

Motion #192 To Remove.

Motion by Booth supported by DeVillez to remove the variance request for Parcel # 5801-010-010-00 from the agenda and to refund the application fees. Roll Call: 5-Yes, 0-No
Motion carried.

- B. A Public Hearing** for Parcel #5801-019-021-00, vacant land on Exeter Road in Carleton, MI 48117, owned by Ronald Root who is requesting a variance from Zoning Ordinance 7C, Section 15.02(2) which pertains to road frontage.

Motion #193 Open the Public Hearing.

Motion by DeVillez supported by Keilman to open the Public Hearing for Parcel #5801-019-021-00 and the requested variance. Voice vote taken. Motion carried.

Manager Vaslo informed the Board members that the parcel in question is a pre-existing non-conforming parcel. The current frontage requirement for a buildable lot in the AG District is 200 feet. The parcel has only 132 feet of frontage on Exeter Road. Discussion took place. The applicant, Mr. Root, was present and answered questions from the board. It was noted that the Township received no comments, written or verbal, for or against the proposed variance.

Motion #194 Close the Public Hearing.

Motion by DeVillez supported by Mossburg to close the Public Hearing for Parcel #5801-019-021-00 and the requested variance. Voice vote taken. Motion carried.

Motion #195 Open the Finding of Facts.

Motion by DeVillez supported by Keilman to open the finding of facts for the requested variance for Parcel #5801-019-021-00. Voice vote taken. Motion carried.

- Fact-Keilman- That the surrounding lots are of the same size and have homes on them. Supported by Stumpmier.
- Fact-DeVillez- When the land in the area was divided the current lot size of 132 feet was permitted. Supported by Booth.
- Fact-Mossburg- No opposition to the proposed variance was received by the Township. Supported by Booth
- Fact-Stumpmier- The property has passed the County Health Department's perk test in the past. Supported by Keilman.

Motion #196 Close the Finding of Facts.

Motion by Mossburg supported by DeVillez to close the finding of fact. Voice vote taken. Motion carried.

Motion #197 Grant Requested Variance.

Motion by Keilman supported by Booth to grant the requested variance from Section 15.02(2) of the Zoning Ordinance for Parcel #5801-019-021-00 and allow a reduction from the required 200 feet of frontage to the existing 132 feet, making this parcel eligible for a building permit.

Roll Call: 5-Yes, 0-No Motion carried.

Motion #198 Adjournment.

Motion by Booth supported by DeVillez to adjourn at 7:55 p.m.

Voice Vote taken. Motion approved.

Respectfully Submitted,

Jim Vaslo

Township Manager