

**Ash Township
Zoning Board of Appeals
Meeting Minutes
March 7, 2017**

Held on: The meeting was called to order by Chairman Sid Stumpmier on Tuesday, March 7, 2017, at 7:00 p.m. in the Ash Township Hall, 1677 Ready Road, Carleton, Michigan.

Members Present: Sid Stumpmier, Jim Booth, Jerry Hunter, Darrell Mossburg and Bryan Campbell.

Members Absent: Ron Keilman.

Others Present: Jim Vaslo – Township Manager and 6 citizens.

Chairman Stumpmier asked if everyone received a copy of the January 3, 2017, meeting minutes and if there were any additions or corrections.

Motion #395 Motion to Approve Minutes.

Motion by Booth supported by Mossburg to approve the Zoning Board of Appeals meeting minutes of January 3, 2017, as presented. Voice vote taken. Motion carried.

Motion #396 Agenda Approval.

Motion by Booth supported by Stumpmier to approve the agenda as presented.
Voice vote taken. Motion carried.

Old Business:

None

New Business:

1. A **Public Hearing** for Sandra Kemp, owner of parcel #5801-021-016-00, commonly known as 11974 Grafton Road, Carleton, MI 48117, who is requesting a variance from Article 21, Section 21.03.4, which allows only one principal building per lot of record.

Motion #397 Open the Public Hearing.

Motion by Mossburg supported by Hunter to open the Public Hearing for Parcel # 5801-021-016-00, and the requested variance.
Voice vote taken. Motion carried.

The applicant was present. Manager Vaslo spoke to the nature of the request. The applicant is requesting a temporary second home on the parcel in question. The new construction is meant to become the new home for the owner. The ordinance only allows a single primary residence per lot of record. The intent of the owners is to move into the new home when finished and demolish the existing home.

There were some questions from the audience. General in nature though there were some concerns more of a building department nature that the Manager tried to answer. It was suggested that those with site plan and drainage concerns could contact the Twp building department to review plans for the new construction.

The board members had a few questions and brief discussion took place. Manager Vaslo noted that the public hearing was noticed in the newspaper and property owners within 300 ft were noticed by first class mail of the hearing. Township received no comments, written or verbal, for or against, the proposed variance.

Motion #398 Close the Public Hearing.

Motion by Mossburg supported by Hunter to close the Public Hearing for Parcel # 5801-021-016-00, and the requested variance.

Voice vote taken. Motion carried.

Motion #399 Open the Finding of Facts.

Motion by Stumpmier supported by Booth to open the finding of facts on the requested variance for Parcel # 5801-021-016-00. Voice vote taken. Motion carried.

- Facts-Mossburg- The new construction will meet all required setbacks and without the variance, it will create a hardship for the owner. Supported by Booth.
- Facts-Hunter- The existing home will be demolished when the new home is completed. Supported by Booth.
- Fact-Campbell- The new construction should not cause further drainage issues for the area. Supported by Booth.
- Fact-Mossburg- The Twp received no complaints or opposition to the project and none was really heard at the Public Hearing. Supported by Stumpmier.

Motion #400 Close the Finding of Facts.

Motion by Mossburg supported by Campbell to close the finding of facts.

Voice vote taken. Motion carried.

Motion #401 To Grant Approval.

Motion by Booth supported by Mossburg to grant the request variance allowing a second, new construction home, on parcel # 5801-021-016-00, with the existing home to be demolished by the owner and the area restored within 4 months of a C of O being issued for the new home. And that a cash bond, or its equivalent, in the amount of \$8,000.00 is deposited with the Twp to assure removal of the existing home. The bond is required prior to the issuance of a building permit. Roll Call: 5-Yes, 0-No. Motion carried.

Motion #402 Adjournment.

Motion by Booth supported by Mossburg to adjourn at 7:20 p.m.
Voice vote taken. Motion approved.

Respectfully Submitted,
Jim Vaslo
Township Manager