

**Ash Township
Zoning Board of Appeals
Meeting Minutes
April 1, 2014**

Held on: Meeting was called to order by Chairman Stumpmier on Tuesday, March 4, 2014, at 7:01 p.m. in the Ash Township Hall, 1677 Ready Rd., Carleton, MI.

Members Present: Sid Stumpmier, Jerry Hunter, Jim Booth, Darrell Mossburg and Ace DeVillez.

Members Absent: Ron Keilman.

Others Present: Jim Vaslo – Township Manager and 16 citizens.

Chairman asked if everyone received a copy of the March 4, 2014 minutes and if there were any additions or corrections?

Motion #236 Motion to Approve Minutes.

Motion by Booth supported by DeVillez to approve the Zoning Board of Appeals meeting minutes of March 4, 2014, as presented. Voice vote taken. Motion carried.

Motion #237 Agenda Approval.

Motion by Booth supported by Mossburg to approve the agenda as amended. Voice vote taken. Motion carried.

Old Business:

None

New Business:

1. A **Public Hearing** for parcel # 5801-016-037-30, commonly known as Carleton Pharmacy, 105 Medical Center Dr., Carleton, MI 48117, owned by Larry Arnold who is requesting a variance from the Ash Township Land Division Ordinance 97-8, Section 7.c, width to depth ratio of 4 to 1.

Motion #238 Open the Public Hearing.

Motion by Booth supported by Mossburg to open the Public Hearing for Parcel # 5801-016-037-30 and the requested variance. Voice vote taken. Motion carried.

A brief discussion took place. The applicants were present and answered questions. It was noted that the Township received no written or verbal comments, for or against, the

proposed variance. Signed and sealed surveys were submitted to the Township along with a shared driveway agreement.

Motion #239 Close the Public Hearing.

Motion by Mossburg supported by DeVillez to close the Public Hearing for Parcel # 5801-016-037-30 and the requested variance. Voice vote taken. Motion carried.

Motion #240 Open the Finding of Facts.

Motion by DeVillez supported by Booth to open the finding of facts on the requested variance for Parcel # 5801-016-037-30. Voice vote taken. Motion carried.

- Fact-DeVillez- That the Township did not receive any comments for or against the proposed variance. Supported by Booth.
- Fact-Booth- That there are no changes proposed for the uses at parent parcel or the proposed split parcel. Supported by Stumpmier.
- Fact-DeVillez- The parking requirements for parent parcel and split parcel meets site plan requirements. Supported by Hunter.

Motion #241 Close the Finding of Facts.

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

Motion #242 To Grant Requested Variance.

Motion by Booth supported by DeVillez to grant the requested variance for Parcel #5801-016-037-30, allowing for a frontage to depth ratio of 5.3 to 1.
Roll Call: 5-Yes, 0-No Motion carried.

2. A **Public Hearing** for parcel # 5801-028-010-30, vacant land on Otter Road, Carleton, MI 48117, owned by Wayne Niesen who is requesting a variance from the Ash Township Zoning Ordinance 7C, Section 15.02.2 regarding road frontage and Section 21.05.5 regarding accessory buildings.

Motion #243 Open the Public Hearing.

Motion by Booth supported by Stumpmier to open the Public Hearing for Parcel # 5801-028-010-30 and the requested variances. Voice vote taken. Motion carried.

Discussion took place. The applicant was present and answered questions. It was noted that the Township received no written or verbal comments, for or against, the proposed variances. Concerned neighbors voiced their opinions regarding the location of any future single family home on the parcel in question. All felt that if a home is to be built on the parcel then it should only be allowed behind the existing accessory building and a variance for an

accessory building in the front yard should be granted. There were no objections to the road frontage variance.

Motion #244 Close the Public Hearing.

Motion by DeVillez supported by Stumpmier to close the Public Hearing for Parcel # 5801-028-010-30 and the requested variances. Voice vote taken. Motion carried.

Motion #245 Open the Finding of Facts.

Motion by Booth supported by Hunter to open the finding of facts on the requested variances for Parcel # 5801-028-010-30. Voice vote taken. Motion carried.

- Fact-Mossburg- There were comments heard against building a future home in front of the existing accessory building. Supported by DeVillez.
- Facts-Mossburg- There were no concerns with building a future home behind the existing accessory building. Supported by Hunter.
- Fact-Mossburg- There is an existing geo thermal system underground on the parcel in question belonging to the home on the parcel to the south. Supported by DeVillez.
- Fact-DeVillez- A variance would be needed to allow the existing accessory building to remain in the front yard of a future home. Supported by Booth.

Motion #246 Close the Finding of Facts.

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

Motion #247 To Grant Requested Variances.

Motion by DeVillez supported by Mossburg to grant the requested variances for Parcel #5801-028-010-30, allowing for a reduction in the required road frontage of 200 ft to 135 ft, and to allow an existing accessory building to remain in the front yard only if a future home is constructed behind that building. Roll Call: 5-Yes, 0-No Motion carried.

Motion #248 Adjournment.

Motion by Booth supported by DeVillez to adjourn at 7:50 p.m. Voice vote taken. Motion approved.

Respectfully Submitted,
Jim Vaslo
Township Manager