

**Ash Township
Zoning Board of Appeals
Meeting Minutes
May 2, 2017**

Held on: The meeting was called to order by Chairman Sid Stumpmier on Tuesday, May 2, 2017, at 7:00 p.m. in the Ash Township Hall, 1677 Ready Road, Carleton, Michigan.

Members Present: Sid Stumpmier, Ron Keilman, Jerry Hunter, Darrell Mossburg and Bryan Campbell.

Members Absent: Jim Booth.

Others Present: Jim Vaslo – Township Manager and 17 citizens.

Chairman Stumpmier asked if everyone received a copy of the March 7, 2017, meeting minutes and if there were any additions or corrections.

Motion #403 Motion to Approve Minutes.

Motion by Mossburg supported by Hunter to approve the Zoning Board of Appeals meeting minutes of March 7, 2017, as presented. Voice vote taken. Motion carried.

Motion #404 Agenda Approval.

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

Old Business:

None

New Business:

1. A **Public Hearing** for Dave Randall, owner of parcel #5801-065-008-00, commonly known as 13210 Parkway, Carleton, MI 48117, who is requesting a variance from Article 21, Section 21.05, which allows for an accessory building only when a primary structure is established.

Motion #405 Open the Public Hearing.

Motion by Mossburg supported by Keilman to open the Public Hearing for Parcel # 5801-065-008-00, 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 to allow an existing accessory building to remain on a yet to be approved split of his property leaving the accessory building on the newly created parcel without a primary structure. The intent of the new parcel will be to build a new single family home.

There were some questions from the audience. They were general questions in nature though there was one resident who was not in favor of the variance. 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. After the discussion ended the following motions were offered:

Motion #406 Close the Public Hearing.

Motion by Keilman supported by Mossburg to close the Public Hearing for Parcel # 5801-065-008-00, and the requested variance.
Voice vote taken. Motion carried.

Motion #407 Open the Finding of Facts.

Motion by Mossburg supported by Keilman to open the finding of facts on the requested variance for Parcel # 5801-065-008-00. Voice vote taken. Motion carried.

- Facts-Mossburg- There were no negative comments from property owners within 300 ft of the parcel in question. Supported by Stumpmier.
- Facts-Mossburg- The land was originally platted as two parcels. Supported by Stumpmier.
- Fact-Keilman- The new construction should be able to meet all setbacks. Supported by Campbell.

Motion #408 Close the Finding of Facts.

Motion by Mossburg supported by Keilman to close the finding of facts.
Voice vote taken. Motion carried.

Motion #409 To Grant Approval.

Motion by Campbell supported by Keilman to grant the request variance for parcel #5801-065-008-00, allowing the existing accessory building to remain contingent on the split being approved, that a \$5000 cash bond or its equivalent be deposited with the Township to be used to remove the accessory building in the event that the new primary home is not constructed, and that the proposed new home is completed within 12 months.
Roll Call: 5-Yes, 0-No. Motion carried.

2. A **Public Hearing** for Dolores Sieniarecki, Violet Clark and Donna Kirtley, owners of Parcel # 5801-040-018-00, vacant land on Port Creek Road, Carleton, MI 48117, who is requesting a variance from Article 15, Section 15.03.2, which requires 150 feet of road frontage.

Motion #410 Open the Public Hearing.

Motion by Mossburg supported by Hunter to open the Public Hearing for Parcel # 5801-040-018-00, and the requested variance.

Voice vote taken. Motion carried.

The applicants were present as was the potential buyer of the parcel. Manager Vaslo spoke to the nature of the request. The applicant is requesting a reduction in the required road frontage. This is an existing parcel with only 107 feet of road frontage, the zoning ordinance requires a minimum of 150 feet of road frontage in this zoning district.

There were some concerns and questions from the audience. They were in particular to drainage issues in the area and that perhaps additional building could cause further problems with drainage. The board members had a few questions and 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. The Township received no comments, written or verbal, for or against, the proposed variance. After the discussion ended the following motions were offered:

Motion #411 Close the Public Hearing.

Motion by Mossburg supported by Keilman to close the Public Hearing for Parcel # 5801-040-018-00, and the requested variance.

Voice vote taken. Motion carried.

Motion #412 Open the Finding of Facts.

Motion by Keilman supported by Stumpmier to open the finding of facts on the requested variance for Parcel # 5801-040-018-00. Voice vote taken. Motion carried.

- Facts-Keilman- That Compton Avenue has been abandoned. Supported by Stumpmier.
- Facts-Campbell- There are no land lock parcels. Supported by Mossburg.
- Fact-Mossburg- There we no written complaints received. Supported by Campbell.

Motion #413 Close the Finding of Facts.

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

Voice vote taken. Motion carried.

Motion #414 To Grant Approval.

Motion by Mossburg supported by Stumpmier to grant the request variance for Parcel # 5801-040-018-00, allowing the minimum road frontage requirement to be reduced from 150 ft to 107 ft.

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

Motion #415 Adjournment.

Motion by Keilman supported by Mossburg to adjourn at 7:55 p.m.
Voice vote taken. Motion approved.

Respectfully Submitted,
Jim Vaslo
Township Manager