

**Ash Township  
Zoning Board of Appeals  
Meeting Minutes  
June 2, 2015**

**Held on:** Meeting was called to order by Chairman Stumpmier on Tuesday, June 2, 2015, at 7:00 p.m. in the Ash Township Hall, 1677 Ready Rd., Carleton MI.

**Members Present:** Sid Stumpmier, Jim Booth, Darrell Mossburg, Ron Keilman and Ace DeVillez.

**Members Absent:** None.

**Others Present:** Jim Vaslo – Township Manager and 4 citizens.

Chairman asked if everyone received a copy of the January 6, 2015 meeting minutes and if there were any additions or corrections.

**Motion #273 Motion to Approve Minutes.**

Motion by Booth supported by Mossburg to approve the Zoning Board of Appeals meeting minutes of January 6, 2015, as presented.       Voice vote taken.       Motion carried.

**Motion #274 Agenda Approval.**

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

**Old Business:**

None

**New Business:**

1. A **Public Hearing** for parcel #5801-022-031-00, commonly known as 1632 Indian Trail, Carleton MI 48117. The parcel is owned by Jake & Aloma Kasprzyk, who is requesting a variance to Section 15.03(7) that requires a 15 foot side yard setback. The proposed building will have a 14 foot side yard setback.

**Motion #275 Open the Public Hearing.**

Motion by Mossburg supported by Keilman to open the Public Hearing for parcel # 5801-022-031-00 and the requested variance.   Voice vote taken.       Motion carried.

A brief 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 variance.

**Motion #276 Close the Public Hearing.**

Motion by Booth supported by DeVillez to close the Public Hearing for parcel # 5801-022-031-00 and the requested variance. Voice vote taken. Motion carried.

**Motion #277 Open the Finding of Facts.**

Motion by Keilman supported by Mossburg to open the finding of facts on the requested variance for parcel # 5801-022-031-00. Voice vote taken. Motion carried.

- Fact-Mossburg- The Township received no comments written or verbal for or against the proposed variance. Supported by Stumpmier.
- Fact-Keilman- That there are other accessory buildings in the area of the same size and similar locations. Supported by Booth.
- Fact-DeVillez- The proposed accessory building will provide for inside storage of items now stored outside. Supported by Stumpmier.
- Fact-DeVillez- The proposed accessory building will require only a 1 foot variance from the required 15 foot side yard setback. Supported by Stumpmier.

**Motion #278 Close the Finding of Facts.**

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

**Motion #279 To Grant Requested Variance.**

Motion by Keilman supported by Booth to grant the requested variance for parcel #5801-022-031-00, commonly known as 1632 Indian Trail, Carleton MI 48117, allowing the proposed accessory building to be located 14 feet from the side yard lot line.

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

2. A **Public Hearing** for parcel #5801-028-008-00, commonly known as 10640 Otter Road, Carleton MI 48117. The parcel is owned by Frank & Christine Mills, who is requesting a variance to Section 15.02(8) that requires a 75 foot rear yard setback. The proposed building will have a 25 foot rear yard setback.

**Motion #280 Open the Public Hearing.**

Motion by DeVillez supported by Keilman to open the Public Hearing for parcel # 5801-028-008-00 and the requested variance. Voice vote taken. Motion carried.

Discussion took place. The applicant was present and answered questions. The Board questioned the 50 foot variance that is being requested. The applicant explained that no other location on the property was feasible for the proposed accessory building. Various improvements and trees

already exist making the proposed location the only buildable place. The Board seemed hesitant to grant such a large variance as a 75 foot rear yard setback is required. It was pointed out that the applicants property back up to a large agricultural parcel with a home that fronts Calkins Road and that no neighboring homes are at the rear of the property. It was noted that the Township received no written or verbal comments, for or against, the proposed variance.

**Motion #281 Close the Public Hearing.**

Motion by DeVillez supported by Stumpmier to close the Public Hearing for parcel # 5801-028-008-00 and the requested variance. Voice vote taken. Motion carried.

**Motion #282 Open the Finding of Facts.**

Motion by Booth supported by DeVillez to open the finding of facts on the requested variance for Parcel # 5801-028-008-00. Voice vote taken. Motion carried.

- Fact-DeVillez- That an existing 12 x 16 ft accessory building is proposed to be removed and must be prior to construction of a new accessory building. Supported by Booth.
- Fact-Keilman- The existing driveway appears to be on the adjoining property. Supported by Mossburg.
- Fact-DeVillez- The proposed accessory building would allow for more inside storage of items now stored in the open. Supported by Booth.
- Fact-DeVillez- Existing improvements allow for no other place to locate the proposed building. Supported by Booth.

**Motion #283 Close the Finding of Facts.**

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

**Motion #284 To Grant Requested Variance.**

Motion by DeVillez supported by Booth to grant the requested variance for parcel # 5801-028-008-00, commonly known as 10640 Otter Road, Carleton MI 48117, allowing the proposed accessory building to be located 25 feet from the rear lot line.  
Roll Call: 5-Yes, 0-No Motion carried.

**Motion #285 Adjournment.**

Motion by Booth supported by Mossburg to adjourn at 7:38 p.m. Voice vote taken. Motion approved.

Respectfully Submitted,  
Jim Vaslo  
Township Manager