

**Ash Township  
Zoning Board of Appeals  
Meeting Minutes  
June 5, 2012**

**Held on:** Meeting was called to order by Chairman Stumpmier on Tuesday, June 5, 2012, at 7:30 p.m. at the Ash Township Hall, 1677 Ready Rd., Carleton, MI.

**Members Present:** Sid Stumpmier, Ace DeVillez, Ron Keilman and Bev Malvitz.

**Members Absent:** Robin Carmack

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

Chairman asked if everyone received a copy of the January 3, 2012 minutes and if there were any additions or corrections?

**Motion #80 Motion to Approve Minutes.**

Motion by Malvitz supported by DeVillez to approve the amended Zoning Board of Appeals meeting minutes of January 3, 2012. Voice vote taken. Motion carried.

**Motion #81 Agenda Approval.**

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

**Old Business:**

None

**New Business:**

1. A **Public Hearing** for Dave Meloche, the owner of parcel #5801-031-002-10, commonly know as 9760 N. Stony Creek, Carleton, MI 48117, who is requesting two (2) variances , one a reduction in the rear and side yard set backs, and one for the number of accessory building allowed.

**Motion #82 Open the Public Hearing.**

Motion by Malvitz supported by DeVillez to open the Public Hearing for Parcel #5801-031-002-10. Voice vote taken. Motion carried.

Manager Vaslo informed the Board that two variances are requested. The first being for a

reduction in the required 75 foot yard set back. The proposed building expansion would be only 5 feet from the rear property line. The second would be for the number of accessory buildings allowed. On a parcel of two (2) acres or less only one (1) accessory building is allowed. Two (2) pre-existing non-conforming accessory buildings are currently on the parcel. The owner wants to expand the foot print of the accessory building to the rear of the property.

Three e-mails were included in the Board's meeting packets from property owners within 300 feet of the subject parcel voicing no concerns or objections to the proposed variances. Two property owners also within 300 feet of the subject parcel attended the meeting and asked several questions. No objections were heard.

Several Board members had questions for the applicant and a proposed site plan was supplied.

**Motion #83 Close the Public Hearing.**

Motion by DeVillez supported by Malvitz to close the Public Hearing for Parcel #5801-001-025-00. Voice vote taken. Motion carried.

**Motion #84 Open the Finding of Facts.**

Motion by Keilman supported by Malvitz to open the finding of facts for the number of accessory buildings allowed.

Voice vote taken. Motion carried.

- Fact- Keilman- That a second accessory building already exists and is grandfather as it existed prior to the current zoning regulations. Supported by Malvitz.
- Fact- DeVillez- The building will be used to house items that would otherwise be stored outside. Supported by Malvitz.
- Fact-DeVillez- That three (3) neighbors submitted in writing that they had no objections to the requested variances. Supported by Malvitz.
- Fact-Stumpmier- That granting this requested variance would set a precedent. Supported by DeVillez.

**Motion #85 Close the Finding of Facts.**

Motion by DeVillez supported by Malvitz to close the finding of facts.

Voice vote taken. Motion carried.

**Motion #86 Approve the Requested Variance.**

Motion by Keilman supported by Malvitz to approve the requested variance for Parcel # 5801-001-025-00 allowing for the expansion of the second non-conforming accessory building.

Roll Call: 3-Yes, 1-No (Stumpmier). Motion carried.

**Motion #87 Open the Finding of Facts.**

Motion by Malvitz supported by Keilman to open the finding of facts for the rear yard set back.  
Voice vote taken. Motion carried.

- Fact- Keilman- That all land behind the subject parcel is open farm land. Supported by Malvitz.
- Fact- DeVillez- That due to the size of the subject parcel the rear yard set back could not be practically met. Supported by Keilman.

**Motion #88 Close the Finding of Facts.**

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

**Motion #89 Approve the Requested Variance.**

Motion by Keilman supported by Malvitz to approve the requested variance for Parcel # 5801-001-025-00 allowing for a reduction of 70 feet in the rear yard set back, leaving a set back of 5 feet for the expansion of the existing accessory building.  
Roll Call: 3-Yes, 1-No (Stumpmier). Motion carried.

**Motion #90 Adjournment.**

Motion by Keilman supported by Malvitz to adjourn. Voice Vote taken. Motion approved.

Respectfully Submitted,  
Jim Vaslo  
Township Manager