

**Ash Township
Zoning Board of Appeals
Meeting Minutes
July 5, 2016**

Held on: Meeting was called to order by Chairman Sid Stumpmier on Tuesday, July 5, 2016, at 7:00 p.m. in the Ash Township Hall, 1677 Ready Road, Carleton, Michigan.

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

Members Absent: Jim Booth.

Others Present: Jim Vaslo – Township Manager and 7 citizens.

Chairman Stumpmier asked if everyone received a copy of the May 16, 2016, meeting minutes and if there were any additions or corrections.

Motion #353 Motion to Approve Minutes.

Motion by Mossburg supported by Hunter to approve the Zoning Board of Appeals meeting minutes of May 16, 2016, as presented. Voice vote taken. Motion carried.

Motion #354 Agenda Approval.

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

Old Business:

None

New Business:

1. A **Public Hearing** for Arthur Vroman owner of parcel #5801-014-021-60, commonly known as 12325 Wilson Drive, Carleton, MI 48117, who is requesting a variance from Article 15, Section 15.02.2, requiring 200 ft of road frontage, Section 15.02, requiring a minimum lot size of 1.5 acres and Article 21, Section 21.05 requiring a primary structure to have an accessory building.

Motion #355 Open the Public Hearing.

Motion by Keilman supported by Mossburg to open the Public Hearing for Parcel # 5801-014-021-60 and the requested variances. Voice vote taken. Motion carried.

Manage Vaslo explained that the applicant is proposing two new splits of his existing parcel on Wilson Drive. The proposed splits lack the required road frontage of 200 feet with only a 165

feet of road frontage proposed for each new parcel. The proposed splits also lacked the required area of 1.5 acres with only 1.70 acres proposed for each new parcel. Also the applicant proposes to have an accessory building split off with one of the proposed new parcels without a primary structure. All three issues, road frontage, size, and accessory building would need variances granted to be allowed per the Ash Township Zoning Ordinance. The applicant was present and he answered questions from the Board. There were no questions from the audience. In general the Board expressed their concerns with the size of the proposed parcels and the amount of variance requested for the road frontage. It was noted that the Township did not receive any written or verbal comments, for or against, the proposed variance.

Motion #356 Close the Public Hearing.

Motion by DeVillez supported by Mossburg to close the Public Hearing for Parcel # 5801-014-021-60 and the requested variances. Voice vote taken. Motion carried.

Motion #357 Open the Finding of Facts.

Motion by Keilman supported by Stumpmier to open the finding of facts on the requested variances for Parcel # 5801-014-021-60. Voice vote taken. Motion carried.

- Fact-Stumpmier- The requested variance for road frontage is greater than the 10% that is generally accepted and approved. Supported by Keilman.
- Fact-Stumpmier- The applicant could have a single split that would meet the requirements of the Zoning Ordinance. Supported by Mossburg.
- Fact-Stumpmier- The applicant could relocate his septic field to expand the two proposed new parcels to meet the requirements of the Zoning Ordinance. Supported by Hunter.

Motion #358 Close the Finding of Facts.

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

Motion #359 To Deny Requested Variance.

Motion by Keilman supported by Stumpmier to deny all three requested variances for Parcel #5801-014-021-60, owned by Arthur Vroman, commonly known as 12325 Wilson Drive. Roll Call: 4-Yes, 0-No. Motion carried.

2. A **Public Hearing** for Richard Clark, the owner of parcel # 5801-018-025-00, commonly known as 2337 Carleton West Road, Carleton, MI 48117, who is requesting a variance from Article 21, Section 21.05.7(a), which limits the height of an accessory building to one story or fourteen feet on parcels less than 3 acres in size.

Motion #360 Open the Public Hearing.

Motion by Mossburg supported by Hunter to open the Public Hearing for Parcel # 5801-018-

025-00 and the requested variance. Voice vote taken. Motion carried.

Manager Vaslo explained that the applicant proposes an accessory building in excess of the height limits set forth in the Zoning Ordinance. A brief discussion took place. The applicant was present and answered questions from the board. Those in the attendance voiced no objections to the requested variance. In fact one resident spoke in favor of the proposed height. It was noted that the Township received one written response stating support for the proposed variance prior to the meeting. No other comments written or verbal, for or against, the proposed variance were received. There was some discussion regarding the square footage of the building and the number of accessory buildings already on the parcel. Manager Vaslo said he would look into those issues prior to issuing a building permit.

Motion #361 Close the Public Hearing.

Motion by Keilman supported by Stumpmier to close the Public Hearing for Parcel # 5801-018-025-00 and the requested variance. Voice vote taken. Motion carried.

Motion #362 Open the Finding of Facts.

Motion by Mossburg supported by Keilman to open the finding of facts on the requested variance for Parcel # 5801-018-025-00. Voice vote taken. Motion carried.

- Fact-Hunter- The Township received one letter in support of the proposed variance. Supported by Mossburg.
- Fact-Stumpmier- The location of the proposed building on the parcel is far enough off the road that its proposed height should not affect the neighbors. Supported by Keilman.
- Fact-Hunter- There were two residents in attendance who supported the proposed variance. Supported by Keilman.

Motion #363 Close the Finding of Facts.

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

Motion #364 To Grant Requested Variance.

Motion by Keilman supported by Hunter to grant the variance for the accessory building height allowing for the building to be constructed at the proposed height for Parcel #5801-018-025-00, commonly known as 2337 Carleton West Road.

Roll Call: 4-Yes, 0-No. Motion carried.

Motion #365 Adjournment.

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

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Respectfully Submitted,
Jim Vaslo
Township Manager