

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
March 21, 2016
6:30 P.M.**

MEMBERS PRESENT:

Tom Knight	Chairman
Kim Babcock	Vice-Chairman
Matt Ikle	PC Representative
Lois Kanninen	Board Representative

MEMBERS ABSENT:

Also Present: Carolyn Eaton – Zoning Administrator

Chairman Knight called the meeting to order at 6:30 P.M.

The roll was called.

APPROVAL OF AGENDA: MOTION by Ikle, seconded by Babcock, **“TO APPROVE THE MARCH 21, 2016 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.”**

Motion carried unanimously.

2016 OFFICE ELECTION: Chairman Knight stated that the first meeting of the year is the time to appoint who will ^{reside}^{preside} as Chairman and Vice Chairman of the ZBA. **MOTION** by Ikle, seconded by Babcock, **“TO APPOINT TOM KNIGHT AS CHAIRMAN TO THE ZBA FOR THE YEAR 2016.”** Motion carried unanimously. **MOTION** by Kanninen, seconded by Ikle **“TO APPOINT KIM BABCOCK AS VICE CHAIRMAN TO THE ZBA FOR THE YEAR 2016.”** Motion carried unanimously. It was also noted that Richard Leach has resigned from the ZBA. An ad will go in the local paper seeking a replacement for his position.

APPROVAL OF MINUTES: MOTION by Ikle, seconded by Babcock, **“TO APPROVE THE JUNE 16, 2015 ZONING BOARD OF APPEALS MINUTES PRESENTED.”**

Motion carried unanimously.

NEW AGENDA ITEM, PLEDGE OF ALLEGIANCE: It was stated that at both the Township Board and the Planning Commission Meetings the Pledge of Allegiance is recited after roll call. **MOTION** by Ikle, seconded by Babcock, **“TO RECITE THE PLEDGE OF ALLEGIANCE AFTER ROLL CALL.”** Motion carried unanimously.

All rose for the Pledge of Allegiance. (This will be the agenda item after roll call for future meetings.)

PETITIONER 2016.01: TRIBAR MANUFACTURING, PARCEL #4706-20-401-023:

Chairman Knight reviewed the request for a variance to Article XII, Section 12.07, D3 for a -13' variance to the 50' rear setback to allow for an external cooling system within the rear setback. David LeClair from Livingston Engineering stated Tribar Manufacturing is requesting a variance to the back of the building which is immediately

adjacent to the interior operation which requires this equipment. Other locations that were considered were the front of the building. This location would also require a variance. The front location creates operational issues as it is farther away from the equipment that is services. It also would not offer the natural screening that the berm along the back of the property line provides. The location off the west end of building was considered but Tribar is looking to put a 35,000 square foot expansion to the facility on this side. To put the cooling system on top of the building would be noisier and more evasive. Questions and concerns were taken from the ZBA members. There were no oppositions from the public. Clerk/Zoning Administrator Eaton stated that they need to turn in proof of ownership. They agreed to do so. She also stated that they are a benefit to the township. **MOTION** by Ikle, seconded by Babcock, **“TO APPROVE PETITIONER, 2016.01, TRIBAR MANUFACTURING, PARCEL #4706-20-401-023, FOR A VARIANCE TO ARTICLE XII, SECTION 12.07 D3, FOR A MINUS 13 FOOT VARIANCE TO THE 50’ SETBACK, UPON PROOF OF OWNERSHIP.”** Discussion followed. A roll-call vote was taken: Kanniainen – yes, Ikle – yes, Babcock – yes, Knight – yes. Motion carried 4 to 0.

CALL TO PUBLIC: No response.

ADJOURNMENT: **MOTION** by Babcock, seconded by Kanniainen, **“TO ADJOURN.”** Motion carried unanimously. Meeting adjourned at 6:43 p.m.

Approved as presented: _____

Thomas Knight
Chairman

Approved as Amended: _____

Approved as Corrected: X _____

Date: 06.20.2016 _____

Signed: _____

Debby Johnson
Recording Secretary