

DRAFT

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
October 23, 2017
6:30 P.M.**

MEMBERS PRESENT:

Tom Knight Chairman
Carolyn Eaton-Wikle Board Representative
Andrew Sloan PC Representative
Sarah Tinsley Member

MEMBERS ABSENT:

Kim Babcock Vice-Chairman

Also Present: Joe Daus – Zoning Administrator.

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

The roll was called.

PLEDGE OF ALLEGIANCE:

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Sloan, seconded by Tinsley, **“TO APPROVE THE OCTOBER 23, 2017 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.”** Motion carried unanimously.

APPROVAL OF MINUTES: MOTION by Eaton-Wikle, seconded by Sloan, **“TO APPROVE THE SEPTEMBER 18, 2017 ZONING BOARD OF APPEALS MINUTES AS PRESENTED.”** Motion carried unanimously.

PETITIONER: DAR HOWARD, PARCEL #4706-02-100-009, 963 NANCY ANN DRIVE, HOWELL, MI 48855, FILE #PZBA-2017-005, REQUESTING A VARIANCE TO ARTICLE XIV: SUPPLEMENTAL REGULATIONS, SECTION 14.07C; MAXIMUM SQUARE FOOTAGE.

- Chairman Knight read the request from the petitioner requesting a 2,944 square foot variance to allow for an additional 46’ x 64’ accessory building
- Petitioner Howard explained: He recently purchased the abutting 1.31 acres to his existing property and now has a contiguous parcel of 3.35 acres. That he was once on the Zoning Board of Appeals (ZBA), when it was discussed what the maximum square footage would be allowed for accessory buildings per square footage or acreage on a parcel. He was in favor to allow larger barns on smaller parcels so that a variance would not have to be required. There are two existing accessory buildings now on the property. One is 40’ x 80’ and one is 24’ x 20’. The new building will match in color and design as the existing larger building. This will house equipment needed for his blueberry farm that now exist on family property in central Michigan. He does not want to store the large amount of equipment outside which will deter the looks of the property. The plan is to finish removing the 24’ x 20’ old barn that is close to the property line to allow for planting of blueberries. He has already transplanted some trees and is planning on purchasing fast growing coniferous trees to screen the property. He then showed the Commissioners pictures of his plans and different views of where the barn will be from different angles of the property. He also showed a list of equipment that needs to be stored. He feels that the barn will not be a detriment to his neighbors’ view. The reason for the hardship for this variance; out of room for storing equipment.

- Chairman Knight ask if the Township had received any comments for or against this request from residents. (No there has been none.) He then asked if there were any questions or comments from the audience. Michael Tipton, 552 Olde English Circle was inquiring about the purpose of the regulations. (The ordinance is very specific on the amount of square footage that is allowed on various size parcels.) Tipton stated that once you change the exemption you are changing the rule. He wanted to know if Mr. Howard would be storing fertilizer in the barn. (No. Mr. Howard answered that he only has chemicals on an occasion that he hauls in his pickup if he making a delivery from his place of work from his main job. There will be none would be stored in the barn.) Mr. Tipton gave kudos to Mr. Howard on his honesty and his love for the township.
- Chairman Knight read the actual ordinance pertaining to the variance.
- Zoning Administrator Daus stated, "That it is a lot of barns on the size of the parcel. The existing barn is already slightly over the maximum allowed."
- Petitioner Howard added, "It is not changing the law but an exception that is allowed if it fits a reason."
- Chairman Knight then took questions and comments from the Commissioners.
- Chairman Knight gave the options to the Commissioners 1) to grant the request. 2) To deny the request. 3) To grant with conditions. 4) To table the request. **MOTION** by Sloan, seconded by Tinsley, **"TO GRANT THE VARIANCE FOR PETITIONER HOWARD, PARCEL #4706-02-100-009 FILE #PZBA-2017-005, 963 NANCY ANN DRIVE, FOR THE 46' X 64" ACCESSORY BUILDING."** Discussion followed. A roll-call vote was taken: Tinsley – yes, Eaton-Wikle – no, Sloan – yes, Knight – yes. Motion carries 3 to 1.

CALL TO PUBLIC:

No response.

ADJOURNMENT: **MOTION** by Eaton-Wikle, seconded by Sloan, **"TO ADJOURN."** Motion carried unanimously. Meeting adjourned at 7:09 p.m.

Approved as presented: _____

Thomas Knight
Chairman

Approved as Amended: _____

Approved as Corrected: _____

Kim Babcock
Vice-Chairman

Date: _____

Signed: _____

Debby Johnson
Recording Secretary