
HOWELL TOWNSHIP ZONING BOARD OF APPEALS
UNAPPROVED MINUTES: MAY 17, 2021, 6:30 P.M. - ZOOM
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Carrie Newstead	Chairwoman
Martha Haglund	Member
Tim Boal	Member
Ken Frenger	Member
Evan Rudnicki	Board Representative

MEMBERS ABSENT:

Also in attendance: Zoning Administrator, Joe Daus

Chairwoman Newstead called the meeting to order at 6:30 p.m. The roll was called.

Chairwoman Newstead recognized Andrew Sloan for his years of service to the Township as a member of the Planning Commission and the Zoning Board of Appeals.

ELECTION OF OFFICERS: Vice Chair

- **MOTION** by Rudnicki, second by Frenger to **ELECTE MARTH HAGLUND AS VICE-CHAIRMAN**. Motion carried.

APPROVAL OF AGENDA:

- **MOTION** by Rudnicki, seconded by Haglund, **"TO APPROVE THE MAY 17, 2021 ZONING BOARD OF APPEALS AGENDA AS PRESENTED."** Motion carried.

APPROVAL OF MINUTES:

- **MOTION** by Boal, seconded by Haglund, **"TO APPROVE THE MARCH 16, 2020 ZONING BOARD OF APPEALS MEETING MINUTES AS PRESENTED."** Motion carried.

TOWNSHIP BOARD REPORT: Minutes from past meetings where attached, board member did not have questions.

PLANNING COMMISSION REPORT: Minutes from past meeting where attached, board members did not have questions.

PUBLIC HEARING:

PETITIONER A: Lisa McMurry. #PZBA-2021-03, Parcel #4706-22-300-053, 2647 Bowen Road, Howell MI 48855.

- Article XIV- Supplemental Regulations, Section 14.07 – Accessory Building Provision, item B. Petitioner is requesting a Fifty Eight foot dimensional variance allowing for a detached accessory structure to be located in a front of the rear line of the house.
- The applicant reviewed his request.
- Chairwoman Newstead then invited the ZBA members to ask questions, Ken Frenger ask about the proximity of the pole barn to the Enbridge pipe line easement, discussion followed.

MOTION by Haglund, Seconded by Frenger, **TO APPROVE A FITY EIGHT FOOT DIMENSIONAL VARIANCE TO ALLOW FOR AN ACESSEORY STRUCTURE TO BE LOCATED IN FRONT OF THE REAR LINE OF THE HOUSE, CONTINGENT ON IT NOT BENING IN THE PIPELINE EASEMENT.**

Roll was called: Frenger-Yes, Haglund-Yes, Rudnicki-Yes, Boal-Yes, and Newstead-Yes. Motion carries 5 – 0.

PETITIONER B: Michael Fenner, #PZBA-2021-04, Parcel 4706-16-300-023, 3272 N. Burkhardt Road, Howell MI 48855.

- Article XIV- Supplemental Regulations, Section 14.07 – Accessory Building Provision, item B. Petitioner is requesting a One Hundred Foot dimensional variance allowing for a detached accessory structure to be located in a front of the rear line of the house.
- The petitioner presented his request.
- Chairwoman Newstead then invited the ZBA members to ask questions, Even ask about the type of construction. Ken had questions on the location and if it would be possible to put it in the south east corner of the property. Martha questioned the measurements and amount of variance requested. Discussion followed.

MOTION by Frenger, second by Rudnicki, TO TABLE THIS PETITION FOR PZBA2021-04, PARCEL #4706-16-300-023, 3272 TO ALLOW FOR ADDITIONAL INFORMATION.

Roll was called: Haglund-Yes, Boal-Yes, Frenger-Yes, Newstead-Yes, Rudnicki-Yes, Motion carries 5 – 0.

PETITIONER C: Rodney L. Rowse, #PZBA-2021-05, Parcel 4706-22-300-031, 2484 Tooley Road, Howell MI 48855.

- Article XIV- Supplemental Regulations, Section 14.07 – Accessory Building Provision, item B. Petitioner is requesting a One Hundred Foot dimensional variance allowing for a detached accessory structure to be located in a front of the rear line of the house.
- The petitioner presented his request.
- Chairwoman Newstead then invited the ZBA members to ask questions, Tim ask if he has as close to the drain field as possible.

MOTION by Frenger, Seconded by Boal, TO APPROVE A ONE HUNRDED FOOT DIMENSIONAL VARIANCE TO ALLOW FOR AN ACESSEORY STRUCTURE TO BE LOCATED IN FRONT OF THE REAR LINE OF THE HOUSE.

Roll was called: Haglund-Yes, Boal-Yes, Frenger-Yes, Newstead-Yes, Rudnicki-Yes, Motion carries 5 – 0.

OTHER BUSINESS: Discussion on setting up a joint training session with the Planning Commission

CALL TO THE PUBLIC: Michael Fenner said he had 116 feet from the back of the house to the front of his proposed building, He will be checking with DTE to see how close he can be to the electrical pole.

ADJOURNMENT:

MOTION by Rudnicki, seconded by Haglund, “TO ADJOURN.” Motion carried. Meeting adjourned at 7:08 P.M.

Approved: _____

Carrie Newstead, Chairwoman

As Presented: _____

As Amended: _____

Martha Haglund, Vice-Chairman

As Corrected: _____

Dated: _____