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**HOWELL TOWNSHIP ZONING BOARD OF APPEALS**  
**UNAPPROVED MINUTES: APRIL 19, 2022,**  
**3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)**

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**MEMBERS PRESENT:**

**MEMBERS ABSENT:**

Carrie Newstead	Chairwoman
Martha Haglund	P.C. Rep. / Vice-Chair
Tim Boal	Member
Jeff Smith	Board Representative
Ken Frenger	Member

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

**APPROVAL OF AGENDA:**

**MOTION** by Haglund seconded by Frenger, **“TO APPROVE THE APRIL 19, 2022 ZONING BOARD OF APPEALS AGENDA”**  
Motion carried.

**APPROVAL OF MINUTES:**

**MOTION** by Smith, seconded by Haglund, **“TO APPROVE THE FEBRUARY 15, 2022 ZONING BOARD OF APPEAL MINUTES”**  
Motion carried.

**TOWNSHIP BOARD REPORT:** Jeff Smith gave a brief report on the Township Board meeting.

**PLANNING COMMISSION REPORT:** Martha reported on the Special Use Permit and the Site Plan for Out of Sight Storage.

**NEW BUSINESS / PUBLIC HEARING:**

- A. PETITIONER: AT&T Mobility, File# PZBA-2022-02, Parcel ID #4706-29-200-003, vacant land on Millett Road, Howell MI 48843.**

ARTICLE XIV – SUPPLEMENTAL REGULATIONS

SECTION 14.41 – Wireless Communications Facilities. Item C. 4. Review Standards and Conditions.

REQUEST: Applying for height variance of 25 feet, from 160 feet to 185 feet.

ARTICLE XIV – SUPPLEMENTAL REGULATIONS

SECTION 14.41 – Wireless Communications Facilities. Item C. 5. Review Standards and Conditions

REQUEST: Applying for a setback variance of 187.05 feet.

The petitioner’s representative Bryan Monaghan presented his reasons for needing the requested variances. The ZBA members had some questions for the petitioner on both of the requests, a discussion followed. There were no comments from the public. The ZBA members had a discussion on the petition and the request of the petitioner.

**MOTION** by Boal, second by Frenger, **TO APPROVE THE REQUEST FOR THE SETBACK VARIANCE OF 187.05 FEET FOR FILE# PZBA2022-02.**

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

**MOTION** by Frenger, second by Haglund, **TO APPROVE THE REQUEST FOR THE HEIGHT VARIANCE FROM 160 FEET TO 185 FEET FOR FILE# PZBA2022-03.**

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

**B. PETITIONER: JAMES & CAROL RUDDLE, FILE# PZBA-2022-03, PARCEL ID# 4706-31-300-026, 5758 MASON ROAD, FOWLerville MI 48836.**

ARTICLE IV – AGRICULTURAL – RESIDENTIAL DISTRICT.

SECTION 4.06 – Dimensional Regulations E-2 side yard setback.

REQUEST: Applying for a 12 foot variance to the side yard setback.

ARTICLE XIV – SUPPLEMENTAL REGULATIONS

SECTION 14.07 ACCESSORY BUILDING PROVISIONS, ITEM B.

REQUEST: Applying for a Seventy Eight foot dimensional variance to allow for a detached accessory structure to be located in front of the rear line of the house.

The petitioner presented his reasons for needing the requested variances. The ZBA members had some questions for the petitioner on both of the requests, a discussion followed. There were no comments from the public. The ZBA members had a discussion and more questions for the petitioner on other options for the location of the barn. The petitioner said that he was also looking into adding an addition to his garage. The petitioner requested a postponement until he can submit additional information.

**OTHER BUSINESS:** There was a discussion on making recommendations to the Planning commission and the Township Board about making changes to the zoning ordinance for accessory structures placement as this is most of the request that the ZBA see's.

**CALL TO THE PUBLIC:** No Response

**ADJOURNMENT:** **MOTION** by Boal, seconded by Smith, **"TO ADJOURN."** Motion carried. Meeting adjourned at 7:39 P.M.

Approved: \_\_\_\_\_

\_\_\_\_\_  
Carrie Newstead, Chairwoman

As Presented: \_\_\_\_\_

As Amended: \_\_\_\_\_

\_\_\_\_\_  
Martha Haglund, Vice-Chairman

As Corrected: \_\_\_\_\_

Dated: \_\_\_\_\_