
HOWELL TOWNSHIP ZONING BOARD OF APPEALS
UNAPPROVED MINUTES: SEPTEMBER 20 2022,
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Martha Haglund P.C. Rep. / Vice Chair
Tim Boal Member
Harold Melton Board Representative
Ken Frenger Member

MEMBERS ABSENT:

Carrie Newstead Chairwoman

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

APPROVAL OF AGENDA:

MOTION by Melton seconded by Frenger, **"TO APPROVE THE SEPTEMBER 20, 2022 ZONING BOARD OF APPEALS AGENDA"** Motion carried.

APPROVAL OF MINUTES:

MOTION by Boal, seconded by Melton, **"TO APPROVE THE JUNE 21, 2022 ZONING BOARD OF APPEAL MINUTES AS PRESENTED"** Motion carried.

TOWNSHIP BOARD REPORT: Harold was not at the September meeting and could not give a report.

PLANNING COMMISSION REPORT: No August meeting.

OLD BUSINESS:

PETITIONER: James & Carol Ruddle, File #PZBA-2022-03. Parcel ID #4706-31-300-026, 5758 Mason Road, Fowlerville MI 48836.

ARTICLE XIV – SUPPLEMENTAL REGULATIONS

SECTION 14.07 – ACCESSORY BUILDING PROVISIONS, ITEM B.

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

Vice Chair Haglund opened the Public Hearing. The petitioner was not present. A discussion followed on the revised location. Vice Chair Haglund closed the Public Hearing.

MOTION by Boal, seconded by Melton, **"TO POSPONE PETITION BY JAMES & CAROL RUDDLE, FILE #PZBA-2022-03, PARCEL ID #4706-31-300-026."**

Roll was called: Boal-Yes, Haglund-Yes, Frenger-Yes, Melton-Yes, Motion carries 4 - 0.

NEW BUSINESS / PUBLIC HEARING:

A. PETITIONER: RICHARD ESPER, FILE# PZBA-2022-06, PARCEL ID# 4706-31-100-010, LOWE ROAD, FOWLerville MI 48836.

ARTICLE XIV – SUPPLEMENTAL REGULATIONS.

SECTION 14.07 Accessory Building Provisions, B. accessory buildings shall be located entirely in the rear yard.

REQUEST: A 225 foot variance permitting an existing accessory structure to be located in front of the principal structure, ensuring that a principal structure can be built once the property is split.

SECTION 14.07 Accessory building Provisions G. In no instance shall an accessory building be allowed until there is a principal building.

REGUEST: A variance permitting an existing accessory structure on the property without a principal structure present so the property can be split.

Vice Chair Haglund opened the Public Hearing. The petitioner presented his reasons for needing the requested variances. Discussion followed. Vice Chair Haglund call for public comments. Kim Esper 3339 Fisher Road, was in favor. Public Hearing was closed, ZBA member continued discussion on the practical difficulty, and is the issue of self-created practical difficulty.

MOTION by Boal, second by Melton, **TO DENI THE REQUEST FOR FILE# PZBA2022-06, AS THIS IS A SELF-CREATED VARIANCES.**

Roll was called: Frenger-Yes, Haglund-Yes, Melton-Yes, Boal-Yes, Motion carries 4 - 0.

OTHER BUSINESS: None.

CALL TO THE PUBLIC: No Response.

ADJOURNMENT: **MOTION** by Melton, seconded by Boal, **"TO ADJOURN."** Motion carried. Meeting adjourned at 7:19 P.M.

Approved:	_____	_____
As Presented:	_____	Carrie Newstead, Chairwoman
As Amended:	_____	_____
As Corrected:	_____	Martha Haglund, Vice-Chairman
Dated:	_____	