
HOWELL TOWNSHIP ZONING BOARD OF APPEALS
APPROVED MINUTES: NOVEMBER 15 2022,
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

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

MEMBERS ABSENT:

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

APPROVAL OF AGENDA:

MOTION by Smith, seconded by Boal, **"TO AMEND ITEM 10 TO AND AN DISCUSSION ON DOCUMENTATION FOR MEETINGS."** Motion carried.

APPROVAL OF MINUTES:

MOTION by Boal, seconded by Melton, **"TO APPROVE THE SEPTEMBER 20, 2022 ZONING BOARD OF APPEAL MINUTES AS PRESENTED"** Motion carried.

TOWNSHIP BOARD REPORT: Jeff reported that the board ask the Planning Commission to look into creating an ordinance for alternative energy.

PLANNING COMMISSION REPORT: No October meeting.

OLD BUSINESS:

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

The petitioner reviewed his request for a variance. He withdrew his request for the optional location that was submitted at the last meeting, and requested that his original requested location be considered.

The ZBA members had questions for the petitioner, and a discussion followed.

MOTION by Haglund, seconded by Smith, **"TO APROVE PETITION BY JAMES & CAROL RUDDLE, FILE #PZBA-2022-03, PARCEL ID #4706-31-300-026. FOR A VARIANCE OF 78 FEET FROM THE REAR LINE OF THE HOUSE, AND A 12 FOOT VARIANCE FROM THE SIDE LOT LINE,DUE TO THE PRACTICAL DIFFICULTY WITH DRAINAGE, DRIVEWAY ACCSESABLITY, AND THE LOCATION OF THE SEPTIC.**

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

NEW BUSINESS / PUBLIC HEARING:

MOTION by Smith, seconded by Haglund, **OPEN THE PUBLIC HEARING FOR PETITIONER BILL JONES, FILL# PZBA-2022-07, PARCEL ID# 4706-29-300-022, 4873 MILETT RD. FOWLerville MI, 48836."** Motion carried.

PETITIONER: Bill Jones, FILE# PZBA-2022-07, PARCEL ID# 4706-29-300-022, Millett 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 105 foot variance permitting an accessory structure to be located in front of the principal structure.

The petitioner reviewed his application and need for the variance. Their where no comments from the public. Mr. Jones took questions from the ZBA members. A discussion followed.

MOTION by Haglund, second by Frenger, **TO APPROVE PETITIONER BILL JONES, FILE# PZBA-2022-07, PARCEL ID #4706-29-300-022, 4873 MILET ROAD, FOWLERVILL, MI 48836. A 105 FOOT VARIANCE TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE REAR LINE OF THE HOUSE, DUE TO THE PRACTICAL DIFFICULTIES WITH THE WET LANDS, THE LOCATION OF THE SEPTC, AND THE WELL.**

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

OTHER BUSINESS: ZBA members had a discussion on documentation.

CALL TO THE PUBLIC: No Response.

ADJOURNMENT: **MOTION** by Melton, seconded by Boal, **“TO ADJOURN.”** Motion carried. Meeting adjourned at 7:35 P.M.

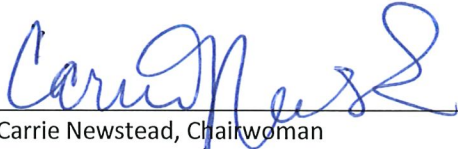
Approved: _____

As Presented: _____


As Amended: _____

As Corrected: _____

Dated: _____



Carrie Newstead, Chairwoman



Martha Haglund, Vice-Chairman