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**HOWELL TOWNSHIP ZONING BOARD OF APPEALS**  
**APPROVED MINUTES: DECEMBER 12, 2023**  
**3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)**

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**MEMBERS PRESENT:**

|              |                      |
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| Jeff Smith   | Board Representative |
| Ken Frenger  | Member               |
| Carol Weaver | Member               |
| Jim McEvoy   | Member               |

**MEMBERS ABSENT:**

|                |                     |
|----------------|---------------------|
| Wayne Williams | P.C. Representative |
|----------------|---------------------|

Jeff Smith called the meeting to order at 6:30 p.m. The roll was called.

**APPROVAL OF AGENDA:** MOTION by Weaver seconded by Frenger, “To approve the December 12, 2023 Zoning Board of Appeals Agenda” Motion carried.

**APPROVAL OF MINUTES:** MOTION by Frenger, seconded by Weaver, “To Approve the September 19, 2023 Zoning Board of Appeals Minutes as Presented” Motion carried.

**TOWNSHIP BOARD REPORT:** Jeff reported that the Township Board discussed Special Use Permit for Mug & Bops and that they followed the recommendation of the Planning commission to Deni the special Use Permit. Township Board went into closed session to discuss the Burkhart ridge Law suit, and that the Board decided to proceed with negotiations for a consent agreement.

**PLANNING COMMISSION REPORT:** Minutes attached no questions.

**NEW BUSINESS:**

**PETITIONER:** Randy Bloomfield, File# PZBA-2023-06, PARCEL #4706-31-300-031, 5568 Mason Rd., Howell MI, 48843 (full legal description available upon request).

**ARTICLE XIV – SUPPLEMENTAL REGULATIONS,**  
**SECTION 14.07 Accessory Building Provisions, Item B.**

**REQUEST:** Applying for a Sixty (20) foot dimensional variance to allow for an accessory building to be located in front of the rear line of the house.

Jeff Smith opened the Public Hearing, the petitioner explained why he was asking for the variance. The members had questions for Mr. Bloomfield. A discussion followed. Bonnie Harmon and Brian Anderson stated their concerns with location of the proposed building to the side lot line and the private road easement.

**MOTION** by Weaver, seconded by Frenger, “To Approve the Twenty (20) Foot Variance to Allow an Accessory Building to be Located in Front of the Rear Line of the House, for File# PZBA2023-06, PARCEL I.D. 4706-31-300-031, 5568 Mason Road, Howell MI. Based on the Practical Difficulty with the site, and the Power line behind the house”

Roll was called, McEvoy – Yes, Weaver – Yes, Frenger – Yes, Smith – Yes, Motion carried.

**OLD BUSINESS:**

Election of Officers, Chairperson, Vice-Chairperson, & Secretary. Election of officers was postponed until January when all member are present.

**OTHER BUSINESS:** Discussion on training for the ZBA.

**CALL TO THE PUBLIC:** No Response.

**ADJOURNMENT:** MOTION by Frenger, seconded by McEvoy, "To Adjourn." Motion carried. Meeting adjourned at 7:18 P.M.

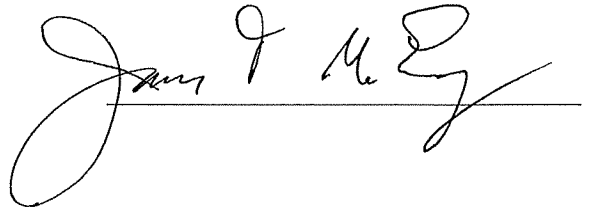
Approved: \_\_\_\_\_XXXXXXXXXX\_\_\_\_\_

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

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

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

Dated: \_\_\_\_\_January 16, 2024\_\_\_\_\_

A handwritten signature in black ink, appearing to read "James J. McEvoy", is written over a horizontal line. The signature is cursive and stylized.