

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
August 15, 2016
6:30 P.M.**

MEMBERS PRESENT:

Tom Knight	Chairman
Kim Babcock	Vice-Chairman
Andrew Sloan	PC Representative
Lois Kanninen	Board Representative
Sarah Tinsley	Member

MEMBERS ABSENT:

None

Also Present: Carolyn Eaton – Zoning Administrator

Chairman Knight called the meeting to order at 6:30 P.M.

The roll was called.

INTRODUCTION OF SARAH TINSLEY: Chairman Knight introduced Sarah Tinsley to the board and she was welcomed each giving a short background.

APPROVAL OF AGENDA: **MOTION** by Sloan, seconded by Babcock, “**TO APPROVE THE AUGUST 15, 2016 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.**” Motion carried unanimously.

APPROVAL OF MINUTES: **MOTION** by Babcock, seconded by Sloan, “**TO APPROVE THE JUNE 20, 2016 ZONING BOARD OF APPEALS MINUTES PRESENTED.**” Motion carried unanimously.

PETITIONER POPA, FILE 2016.03, PARCEL #4706-31-100-022, 5520 W. LOWE ROAD. VARIANCE REQUEST TO ARTICLE XIV, SECTION 14.07 SEEKING A 207’ VARIANCE TO ALLOW A GARAGE IN THE FRONT YARD: Chairman Knight reviewed the request. Mr. and Mrs. Popa did not attend the meeting. Kelly Sowell of 5614 Lowe Road attended and stated that he was the next door neighbor and was not opposed to the variance. He also stated that his propane tank was in the same front location on his property. Chairman Knight asked questions of the board and it was pointed out that there was a drain easement on the property and septic field in the rear and side yard. The garage would be setback behind a pond that is in the front yard. **MOTION** by Sloan, seconded by Babcock “**TO APPROVE THE VARIANCE OF 207 FEET ALLOWING A GARAGE IN THE FRONT YARD WITH RESPECT TO SECTION 22.07 A – F.**” Discussion followed. Roll call vote: Sloan – yes, Kanninen – yes, Babcock – yes, Tinsley – yes, Knight – yes. Motion carried 5/0.

PETITIONER HILDRETH, FILE 2016.04, PARCEL #4706-13-400-023, 983 E. BARRON ROAD REQUESTING A VARIANCE TO SECTION 6.06 B: TO ALLOW A .55 ACRE PARCEL IN THE SFR ZONING DISTRICT: Chairman Knight reviewed the

request. Susan Hildreth stated that all the lots in that area are .55 acres or less as it was once a trailer park. Susan Hildreth does not want to force out a person living at the opposite end of the property to build her house and live near her family. There was discussion concerning the health department and a community well. Ms. Hildreth will get health department approval to put in her own well and septic system for her new home. **MOTION** by Babcock, seconded by Sloan **“TO APPROVE THE VARIANCE TO SECTION 6.06B ALLOWING A SPLIT TO BE TAKEN WITH THE END RESULTS OF 2 .55 ACRE LOTS, WITH RESPECT TO SECTION 22.07 A - F, HEALTH DEPARTMENT APPROVAL WILL BE REQUIRED PRIOR TO ISSUANCE OF THE LAND USE PERMIT.”** Rollcall vote: Sloan – yes, Kanninen – yes, Babcock – yes, Tinsley – yes, Knight – yes. Motion carried 5/0.

CALL TO PUBLIC: No response.

ADJOURNMENT: **MOTION** by Sloan, seconded by Kanninen **“TO ADJOURN.”** Motion carried unanimously. Meeting adjourned at 7:03 p.m.

Approved as presented: X _____

Thomas Knight
Chairman

Approved as Amended: _____

Approved as Corrected: _____

Date: 1/17/2017

Signed: _____

Debby Johnson
Recording Secretary