

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES**
3525 Byron Road Howell, MI 48855
April 16, 2024
6:30 P.M.

MEMBERS PRESENT:

Ken Frenger Chair
Carol Weaver Vice Chair

Harold Melton Board Rep. Alternate
Wayne Williams Planning Comm. Rep.

MEMBERS ABSENT:

Jim McEvoy Secretary

Also in Attendance:

Zoning Administrator Jonathan Hohenstein

Chairman Frenger called the meeting to order at 6:30 pm. The roll was called. Chairman Frenger requested members rise for the Pledge of Allegiance.

APPROVAL OF THE AGENDA:

Motion by Melton, **Second** by Weaver, "**To approve the agenda as presented.**" Motion carried.

APPROVAL OF THE MEETING MINUTES:

February 20, 2024

Motion by Williams, **Second** by Weaver, "**To approve the meeting minutes from the Howell Township Zoning Board of Appeals meeting from February 20, 2024.**" Motion carried.

TOWNSHIP BOARD REPORT:

Township Board Representative Melton gave the Board synopsis. Williams inquired about the marijuana dispensaries discussion.

PLANNING COMMISSION REPORT:

Planning Commission Representative Williams provided a summary of the activity of the Planning Commission.

OLD BUSINESS:

None

OTHER BUSINESS:

None

NEW BUSINESS:

A. Christopher Schmidt, PZBA-2024-01, Parcel #: 4706-02-100-042, 5731 Preston Rd. Howell, MI 48855. Request: 125 foot variance to Section 14.07-B to allow accessory building to be located in front of the rear line of the house.

Applicant Schmidt explained the request to the Board: his property is approximately 2 acres and is accessed by a private drive, his septic field is on the west side of his property along with an area that is

currently being farmed, the north side of his property is heavily wooded. Questions and discussion from the Board included the location of the septic field and the well, location of trees, the direction Mr. Schmidt's house faces versus what is his front yard, the location of his chicken coop. **Motion** by Weaver, **Second** by Melton, **"To approve Christopher Schmidt PZBA-2024-01, Parcel # 4706-02-100-042, 5731 Preston Rd. Howell, MI 48855 for 125 foot variance and allow the building to be built in front of the rear line of the house."** Discussion followed. Roll call vote: Frenger – Yes, Weaver – Yes, Melton – Yes, Williams – Yes. Motion passed 4-0.

B. Old Glory LLC, PZBA-2024-02, Parcel #: 4706-20-201-015, 4120 W. Grand River Ave. Howell, MI 48855. Request: 25 foot variance to Section 14.35-A and Section 26.05 to allow the detention basin to be located in the front yard setback.

Applicant's engineer Al Pruss, MEGA Engineering, gave an overview of the project and the request to extend the detention basin into the front yard setback. Since a detention basin is considered a structure under the ordinance a variance is needed. Questions and discussion from the Board included the location of utilities, existing site drainage, depth of the proposed basin, landscaping. **Motion** by Williams, **Second** by Melton, **"Old Glory, PZBA-2024-02, Parcel #: 4706-20-201-015, 4120 W. Grand River Ave. Howell, MI 48855 to approve request of 25 foot variance to allow the detention basin to be located in the front yard setback."** Roll call vote: Frenger – Yes, Williams – Yes, Weaver – Yes, Melton – Yes. Motion passed 4-0.

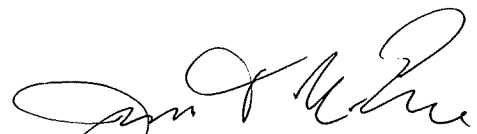
CALL TO THE PUBLIC:

Tim Boal 66 Santa Rosa Dr.: Discussed recent Supreme Court case regarding the Zoning Board of Appeals, by-laws.

ADJOURMENT:

Motion by Melton, **Second** by Williams, **"To adjourn at this time."** Motion carried. The meeting was adjourned at 7:28 pm.

4/16/24
Date


Jim McEvoy
ZBA Secretary