
HOWELL TOWNSHIP ZONING BOARD OF APPEALS
APPROVED MINUTES: August 20th 2024
3525 BYRON RD. HOWELL TOWNSHIP HALL, HOWELL MI 48855 (517-546-2817)

MEMBERS PRESENT:

Ken Frenger	Chairman
Carol Weaver	Vice Chair
Jim McEvoy	Secretary
Wayne Williams	PC – Rep.
Jeff Smith	Board Rep
Jonathan Hohenstein	Zoning Administrator

MEMBERS ABSENT:

Ken Frenger called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: MOTION by Smith seconded by Weaver, “**To Approve the August 20,2024 Zoning Board of Appeals Agenda**” Motion carried.

APPROVAL OF MINUTES: MOTION by Williams, seconded by Weaver, “**To Approve the May 21 ,2024 Zoning Board of Appeals Minutes as Presented**” Motion carried.

TOWNSHIP BOARD REPORT: Synopsis was given by Smith no questions.

PLANNING COMMISSION REPORT: Williams reviewed the minutes from the planning commission meeting. No questions

NEW BUSINESS:

- A. Public Hearing: Rebecca and Dustin Briscoe, **PZBA-2024-04, Parcel # 4706-08-400-017**, 4201 N. Burkhart Rd. Howell, MI 48855 Section 14.07 –

Accessory Building Provisions

Request: Applying for a variance from 14.07-G. to split the existing property leaving the accessory buildings on the vacant lot with the intent to build a house behind the accessory buildings requiring an eight-hundred fifty (850) foot dimensional variance from 14.07-B

Rebecca and Dustin Briscoe, presented the reasons for the request. Discussion between board members and Briscoe’s ensued. Board members raised questions, given guidance from Zoning Administrator on issues of the property split, free standing structures (2 barns), and the potential ramification of the success or failure to complete the intended reason for the variance.

The requested change by the Briscoe’s is based on split being approved; selling the existing Home on 1 (one) acre parcel. The approval of the variance 14.07G and 14.07-B would be required to achieve the desired split, and not have free standing structures (2 barns) on vacant land.

After discuss by board member and Zoning Administrator

For the variance to be approved, there would be a \$5000 (Five thousand dollar) escrow funding,

requirement. This escrow is in the case where the construction (foundation of structure) is not started in a timely manner (approximately 1 year). Escrow funds would be used to destroy the free-standing structures should the house not be built. (not desired outcome.)

In the case of Hardship, failure to sell split parcel, financial distress, unforeseen issues. The Briscoe's can apply for extension(s), for a "reasonable" period of time. Further an additional remedy would be to rejoin the split properties to their original acreage.

The desire of the board is to keep the appearance of the community intact, which the proposal would accomplish while achieving the Briscoe's goals of a new home on remaining acreage.

- B. Motion to approve **PZBA-2024-04, Parcel # 4706-08-400-017**, 4201 N. Burkhart Rd. Howell, MI 48855 Sections 14.07-G and B is contingent on an escrow being established for the split of acreage of \$5000 (five thousand dollar). Motion Weaver, second McEvoy Roll was called, Williams – Yes, Frenger – Yes, Weaver – Yes, McEvoy – Yes, Smith-Yes: Motion carried. (5-0)

OLD BUSINESS: None

OTHER BUSINESS: None

CALL TO THE PUBLIC: No Response.

ADJOURNMENT: Meeting adjourned at 7:30 P.M.

Approved: _____ x

As Presented: _____ x

As Amended: _____

As Corrected: _____

Dated: _____ 9.17.24


Jim McEvoy, Secretary