

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
January 17, 2017
6:30 P.M.**

MEMBERS PRESENT:

Tom Knight	Chairman
Kim Babcock	Vice-Chairman
Andrew Sloan	PC Representative
Dar Howard	Board Representative Alternate
Sarah Tinsley	Member

MEMBERS ABSENT:

Carolyn Eaton Board Rep.

Also Present: Joe Daus – Zoning Administrator.

Chairman Knight called the meeting to order at 6:31 P.M.

The roll was called.

INTRODUCTIONS:

The panel gave introductions of themselves.

ELECTION OF OFFICERS:

The first meeting of the year is the time to elect officers for the year.

- A. CHAIRPERSON - **MOTION** by Babcock, seconded by Sloan, **“TO NOMINATE TOM KNIGHT AS CHAIRPERSON FOR 2017.”** Discussion followed. Motion carried.
- B. VICE-CHAIRPERSON – **MOTION** by Sloan, seconded by Tinsley, **“TO NOMINATE KIM BABCOCK AS VICE-CHAIRPERSON FOR 2017.”** Discussion followed. Motion carried.

PLEDGE OF ALLEGIANCE:

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: **MOTION** by Howard, seconded by Babcock, **“TO APPROVE THE JANUARY 17, 2017 ZONING BOARD OF APPEALS AGENDA AS AMENDED, CHANGE ITEM 7 TO ‘2017 MEETING DATES’ AND MOVE ALL FOLLOWING ITEMS DOWN.”** Motion carried unanimously.

APPROVAL OF MINUTES: **MOTION** by Sloan, seconded by Howard, **“TO APPROVE THE August 15, 2016 ZONING BOARD OF APPEALS MINUTES PRESENTED.”** Motion carried unanimously.

2017 MEETING DATE:

Meeting Dates for 2017 will be the 3rd Monday of the month, as needed, with the exception of the January Meeting being one day later due to the Martin Luther King Holiday on Monday.

PETITIONER WEATHERVANE HTG & CLG/JOSEPH PERRONE, PARCEL #4706-27-200-011, FILE 2017.01, 2130 HIGHLAND ROAD. VARIANCE REQUEST TO ARTICLE 19.03C TO ALLOW +6' IN HEIGHT, AND ARTICLE 19.03D TO ALLOW -9' TO THE SETBACK.

Chairman Knight reviewed the request. Mr. Perrone and Sign Designer Joe Agius, from Image 360, described the requests as being based upon topographical hardship. 1) The sign location under Article 19.03, would be 125' from the edge of the road. The property line is so close to the edge of the house causing obstruction. 2) West Bound Obstructions, the growth of vegetation from wetlands especially in the summer months will restrict visibility. 3) East Bound Obstructions, there is a berm in the median that causes limited view of the property. 4) Winter Months, there is heavy drifting in the front of the yard. This causes a sharp incline and overall grade of the property. This also will cause very expensive maintenance issues. Chairman Knight stated he would like to do the two requests as separate issues. Questions were taken from the board. It was also noted that there has been no objections from any surrounding residents.

- A. Height Variance – **MOTION** by Babcock, seconded by Howard, **“TO APPROVE REQUEST FOR A +6’ IN HEIGHT VARIANCE TO ARTICLE 19.03C.”**
Discussion followed. A roll-call vote was taken: Howard – yes, Babcock – yes, Sloan – yes, Tinsley – yes, Knight – yes. Motion carried 5 to 0.
- B. Setback Variance – **MOTION** by Sloan, seconded by Howard, **“TO APPROVE REQUEST FOR -9’ TO THE SETBACK VARIANCE TO ARTICLE 19.03D.”**
Discussion followed. A roll-call vote was taken: Sloan – yes, Babcock – yes, Tinsley – yes, Howard – yes, Knight – yes. Motion carried 5 to 0.

CALL TO PUBLIC:

No response.

ADJOURNMENT: **MOTION** by Howard, seconded by Sloan, **“TO ADJOURN.”** Motion carried unanimously. Meeting adjourned at 6:59 p.m.

Approved as presented: _____ X

Thomas Knight
Chairman

Approved as Amended: _____

Approved as Corrected: _____

Date: _____ 03.20.2017

Signed: _____

Debby Johnson
Recording Secretary