

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
August 21, 2017
6:30 P.M.**

MEMBERS PRESENT:

Tom Knight	Chairman
Kim Babcock	Vice-Chairman
Carolyn Eaton	Board Representative
Andrew Sloan	PC Representative
Sarah Tinsley	Member

MEMBERS ABSENT:

Also Present: Joe Daus – Zoning Administrator.

Chairman Knight called the meeting to order at 6:33 P.M.

The roll was called.

PLEDGE OF ALLEGIANCE:

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Sloan, seconded by Babcock, **“TO APPROVE THE AUGUST 21, 2017 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.”** Motion carried unanimously.

Chairman Knight gave respects to John Hubbel who passed on August 17th who was a former Howell Township Board Trustee, Howell Township Planning Commissioner and who also sat on the Township Board of Review..

APPROVAL OF MINUTES: MOTION by Sloan, seconded by Babcock, **“TO APPROVE THE MARCH 20, 2017 ZONING BOARD OF APPEALS MINUTES AS PRESENTED.”** Motion carried unanimously.

PETITIONER RON & DARCYNE FOLDENAUER, PARCEL #4706-20-100-025, 4959 W. GRAND RIVER, HOWELL, MI 48855, FILE #2017.03.

- Chairman Knight stated all needed publishing and posting requirements have been met. Chairman Knight then reviewed the request from the petitioner requesting several variances to Article IX and Article XXVI.
- Zoning Administrator Daus stated he only received one reply from a resident and they are in favor of the project.
- Petitioners Ron and Darcyne Foldenauer stated they are proposing to put a 20’x20’ addition to the existing building on the property. The plans are to open a year round, destination stop coffee shop along with ice cream and inspirational gifts. They are requesting variances to the Township Zoning Ordinances because of the unique shape of the property (formally two parcels) and how the angle of the building sets on the property and the closeness to Grand River Ave.

Their desire is to start the project soon and then work in the interior of the building this winter.

- It was noted by the Commissioners that the petitioners have come in front of the Zoning Board of Appeals before and felt there was no need to go back over what was approved before only that these have expired because project was not done within the time frame.
- Chairman Knight took questions and comments from the Zoning Board Members. He then stated that there are (7) variances that need to be voted upon, each separately:

Article IX – NSC NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT

Section 9.05 – Dimensional Requirements, Except As Otherwise Specified In This Ordinance.

- 1) **MOTION** by Babcock, seconded by Eaton, **“TO APPROVE THE VARIANCE TO SECTION 9.05 FOR A 32’ VARIANCE FOR BUILDING ADDITON AND IN ACCORDANCE WITH SECTION 22.07 A-F.”** Discussion followed. A roll-call vote was taken: Babcock – yes, Sloan – yes, Eaton – yes, Tinsley – yes, Knight – yes. Motion carries 5 to 0.
- 2) **MOTION** by Eaton, seconded by Sloan, **“TO APPROVE THE VARIANCE TO SECTION 9.05 FOR A 45’ VARIANCE FOR THE PARKING SETBACK AND IN ACCORDANCE WITH SECTION 22.07 A-F.”** Discussion followed. A roll-call vote was taken: Eaton – yes, Tinsley – yes, Sloan – yes, Babcock – yes, Knight – yes. Motion carries 5 to 0.
- 3) **MOTION** by Babcock, seconded by Sloan, **“TO APPROVE THE VARIANCE TO SECTION 9.05 FOR A 50’ VARIANCE FOR WALK FROM PARKING AREA AND IN ACCORDANCE WITH SECTION 22.07 A-F.** Discussion followed. A roll-call vote was taken: Babcock – yes, Eaton – yes, Sloan – yes, Tinsley – yes, Knight – yes. Motion carries 5 to 0.
- 4) **MOTION** by Eaton, seconded by Tinsley, **“TO APPROVE THE VARIANCE TO SECTION 9.05 FOR A 35’ VARIANCE TO ALLOW FOR THE BARRIER FREE RAMP INTO THE BUILDING AND IN ACCORDANCE WITH SECTION 22.07 A-F.”** Discussion followed. A roll-call vote was taken: Eaton – yes, Babcock-yes, Sloan – yes, Tinsley – yes, Knight – yes. Motion carries 5 to 0.

ARTICLE - XXVI PRIVATE ROADS

Section 26.05 – Setback Requirements Along M-59, Grand River, Oak Grove Road and County Primary Roads.

- 5) **MOTION** Babcock, seconded by Sloan, **“TO APPROVE THE VARIANCE TO SECTION 26.05 FOR A 6’ VARIANCE TO ALLOW FOR BUILDING ADDITON SETBACK AND IN ACCORDANCE WITH SECTION 22.07 A-F.”** Discussion followed. A roll-call vote was taken: Sloan – yes, Babcock – yes, Tinsley- Eaton – yes, Knight – yes. Motion carries 5 to 0.
- 6) **MOTION** by Eaton, seconded by Tinsley, **“TO APPROVE THE VARIANCE TO SECTION 26.05 FOR A 6’ VARIANCE TO ALLOW FOR A BARRIER FREE RAMP INTO BUILDING AND IN ACCORDANCE WITH SECTION 22.07 A-F.”** Discussion followed. A roll-call vote was taken: Tinsley – yes, Eaton – yes, Babcock – yes, Sloan – yes, Knight – yes. Motion carries 5 to 0.
- 7) **MOTION** by Babcock, seconded by Sloan, **“TO APPROVE THE VARIANCE TO SECTION 26.05 FOR A 13’ VARIANCE TO ALLOW FOR THE RETENTION POND AND IN ACCORDANCE WITH SECTION 22.07 A-F.”**

Discussion followed. A roll-call vote was taken: Eaton – yes, Babcock – yes, Sloan – yes, Tinsley – yes, Knight – yes. Motion carries 5 to 0.

CALL TO PUBLIC:

No response.

ADJOURNMENT: MOTION by Babcock, seconded by Sloan, **“TO ADJOURN.”**
Motion carried unanimously. Meeting adjourned at 7:00 p.m.

Approved as presented: _____ X _____

Thomas Knight
Chairman

Approved as Amended: _____

Approved as Corrected: _____

Kim Babcock
Vice-Chairman

Date: _____ 9/18/2017 _____

Signed: _____

Debby Johnson
Recording Secretary