

**HOWELL TOWNSHIP  
ZONING BOARD OF APPEALS MEETING  
Howell Township Hall  
3525 Byron Road, Howell Township  
September 18, 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 6:30 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 SEPTEMBER 18, 2017 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.**” Motion carried unanimously.

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

**PETITIONER JOSEPH WILLETT & KAREN CARUSO, PARCEL #4706-11-401-013, 4235 MARWOOD DRIVE, HOWELL, MI 48855, FILE #2017.04 VARIANCE TO ARTICLE XIV: SUPPLEMENTAL REGULATIONS, SECTION 14.07B; ACCESSORY BUILDING PROVISIONS.**

- Chairman Knight stated that all needed publishing and posting requirements have been met. Chairman Knight then reviewed the request from the petitioner requesting the variance. He then read Article XIV Supplemental Regulations, Section 14.07B.
- Petitioner Willett explained he would like to put up a 33’ x 13’ wooden pergola-style structure to support 24 solar panels to provide electricity to his home. The reason for the request is that there is not a good location in the rear yard because of the amount of large trees and that those trees leave long shadows.
- Zoning Administrator Daus stated he realizes that some of the trees that would block the sun are the neighbor’s trees. He also stated that he thought it was close to the road. He asked if it is possible to move the structure back some. He has not heard any comments from neighboring residents.

- Petitioner Willett stated that he has several newly planted fruit trees that are in the front yard and that is why is asking for the structure to be place closer towards the road. He added he believed that it would be possible to move the structure back some.
- Chairman Knight took questions and comments from the panel.
- It was stated that the variance has to be starting from the back of the house. Accessory building are supposed to be in the rear yard. It is not clear from the picture provided where the measurement started. (Petitioner Willett stated that was his misunderstanding and that he measured from the front of the house.) The measurement will have to start from the back of the house. The Zoning Board cannot give more of a variance but can go less then what is requested. There is not a hardship to place the structure that far forward in the front yard.
- Several of the members of the panel have drove to the location to see where the structure is proposed to be placed; and many are in favor of green energy. One member of the panel who is a tree farmer stated that it is feasible to move 2 year old planted fruit trees without hurting them. It was noted that it is an open structure and there will be visibility to see through on all sides.
- It was asked what the depth of the house is to get the amount of feet the variance that will actually be needed. The petitioner did not know at the time.
- **MOTION** by Eaton, seconded by Babcock, **“TO APPROVE PETITIONERS’ JOSEPH WILLETT & KAREN CARUSO, PARCEL #4706-11-401-013 VARIANCE TO ARTICLE XIV, SECTION 14.07B AND THE VARIANCE WILL CONSIST OF; THE REAR CORNER OF THE WEST END OF THE HOUSE TO THE EAST PARRALLEL LINE OF THE GARAGE AND WHATEVER THAT FOOTAGE IS, WILL BE THE VARIANCE; IN ACCORDANCE WITH SECTION 22.07 A-F.”** Discussion followed. The petitioners are to notify Zoning Administrator Daus the new footage for the variance. A roll-call vote was taken: Sloan – yes, Babcock – yes, Tinsley – yes, Eaton – yes, Knight – yes. Motion carried 5 to 0. (The petitioner reported the next day that the footage is now 90 feet for the variance.)

**CALL TO PUBLIC:**

No response.

**ADJOURNMENT:** MOTION by Sloan, seconded by Babock, **“TO ADJOURN.”** Motion carried unanimously. Meeting adjourned at 6:52 p.m.

Approved as presented:       X      

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Thomas Knight  
Chairman

Approved as Amended: \_\_\_\_\_

Approved as Corrected: \_\_\_\_\_

\_\_\_\_\_  
Kim Babcock  
Vice-Chairman

Date:       10.23.2017      

Signed: \_\_\_\_\_

Debby Johnson  
Recording Secretary