

OTISCO TOWNSHIP
PRELIMINARY
ZONING BOARD OF APPEALS MINUTES for June 8, 2015

Members Present: Frank Mason – Chairman, Dan Ziegler, co-chairman, Laura Staats - Secretary

Also Present: Marc Larabel – Zoning Administrator, Randy & Salle Tomac, home owners; Barbara Van Dyke, homeowner

Call to Order: Frank Mason called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Approve Minutes: Movement was made and supported to accept the minutes of the February 10 meeting as written – passed 3-0

Chairperson Report: None

Old Business: None

Public Comment: None

Public Hearing:

5996 Dumon Road – Property # 34-130-022-000-055-00, owner of record; Barbara Van Dyke, seeking a variance to allow new construction of a mudroom and garage, that does not meet the 25 foot setback required by current statute, Section 1.420 which states a minimum 25 foot side yard setback is required. After inspection and review of the property it has been determined that there is no other suitable location for the proposed new construction of a mudroom and garage. Adjoining properties will not be affected by allowing the new construction to be within 10 feet of the north property line. Movement made and seconded to allow the requested variance, vote taken, passed 3-0.

9195 Belding Road – Property # 34-130-016-000-030-00, owners of record; Randy and Salle Tomac; seeking rezoning from commercial to residential. Location is in an area currently zoned commercial. Owner is trying to refinance, it appears that current banking statutes will not allow the refinance of a residential home in a commercial zone. They seek to have the home rezoned as residential. Pursuant to *Michigan Zoning Enabling Act 110 of 2006*, the homeowner has the right to request in writing per Section 125.405. Which in part states: *Sec. 405: (1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of land as a condition to a rezoning of the land or an amendment to a zoning map.* After review and discussion the Zoning Board agreed to a conditional rezoning from commercial to residential for as long as the current owner holds title to the land. At the time of sale the land will revert back to commercial zoning. A new land owner may apply for similar rezoning if they feel it necessary. Movement made and seconded to approve the temporary rezoning from commercial to residential, vote taken, passed 3-0

Public Comment: None

New Business:

Adjourn: Motion to adjourn was made and supported 3-0. Meeting adjourned at 7:52 P.M.

Next Meeting: July 13, 2015

Proposed Agenda: Review and approve Minutes from June Meeting

Respectfully submitted:
Laura J. Staats – Secretary

Zoning Board of Appeals Members:

Frank Mason – Chairman Glenn Geiger - Alternate
Dan Zeigler – Vice Chairman John Newland - Alternate
Laura Staats – Secretary

Otisco Township Staff:

Marc Larabel – Zoning Administrator James Hegarty – Engineer
Tim Johnson – Planner Clifford H. Bloom – Attorney

Regular Meeting Schedule for 2015:

<u>January 12</u>	April 13	<u>July 13</u>	October 12
<u>February 9</u>	May 11	August 10	November 19
March 9	June 8	September 14	<u>December 14</u>

* The meeting dates are scheduled business meetings and may include study or training sessions if there are no appeals or other business on the agenda.