

OTISCO TOWNSHIP
Special Meeting - Amended

ZONING BOARD of APPEALS Meeting MINUTES for February 28, 2022

Members Present: Jim Tarkowski – Board Member, Laura Staats – Secretary, Joe Tarkowski – Alternate Board Member;
Also present: Glenn Geiger – ZBA Alternate Board Member, Desmond Pike, Township Supervisor

Call to Order: Joe called the meeting to order at 7:02 p.m. The Pledge of Allegiance was recited.

Agenda: Agenda item is an appeal for a land split of 10 acres.

Approve Minutes: No minutes from previous were available.

Board Reports:

Zoning No Zoning report was given.

Parcel #'s 021-000-075-10 & 021-075-01

Public hearing open at 7:02 PM.

Mr. Greg Brown talked through the request for an appeal to split a ten-acre parcel from the two parcels of the property 021-000-075-10 & 021-075-01 where the Reeves Farm House and Barn buildings are located. Mr. Brown offered to answer any additional questions about the land split.

The Zoning Board asked him to go through what his plans are for the property.

Mr. Brown explained that he is talking about dividing off the existing farmhouse and farm buildings in the front acreage 5803 Whites Bridge Road from the 170+ acres that he is purchasing. He owns a couple 100 additional acres already. He stated he had been talking to Paul Reeves for many years prior to his passing about purchasing the property across from other property he already owned, to make sure that he could protect it. All the property will be not owner occupied. He plans to sell the farm house.

Greg Brown has been in Real Estate for 22 years. He didn't come to the Township Board Meeting because he didn't think he needed to be there. In everything he experienced in the past 22 years, when doing a land split, you went to the Zoning Administrator, he checks the Land Division Act of Michigan as well as all the ordinances in the Township and if all were in agreement then he would go to the tax assessor with the application. Once those two signatures were acquired the process was complete. There was nothing to appeal as there was no request to change any ordinances.

Board Member Staats stated for clarification, the reason it was not approved at the Township Board Meeting is that the information regarding what was being split was presented incorrectly at the Township Board Meeting.

Supervisor Pike stated that at the Township Board Meeting, there was some confusion and “that is why we’re here tonight is to make a clarification so that we’re all on the same page. I think you know I mean, and so you know the only we can do potentially is keep houses from being built on land that the Township has designated not to have houses built on I guess you know that’s the way I look at it, we’re trying, we’re trying to protect as much of that property (farmland) as we can.”

Mr. Brown stated “But we’re planning on selling off the frontage like every other farmer has”. I just got my farm endorsement on my license.”

For clarification board member Staats asked, “I just wanted to make sure I understood that yes, there will be homes constructed along Whites Bridge Road, but the land behind will remain as farm land. My friend lives across the street and in my conversations with her, she is under the impression she’ll have neighbors across the street, she doesn’t have an issue with that. But she does expect the fields to still be farmed. To be clear, so everybody understands this is just an appeal, you are appealing what the board’s decision was.

Motion made to close the Public Hearing at 7:20 and take it back to the Zoning Board for discussion.

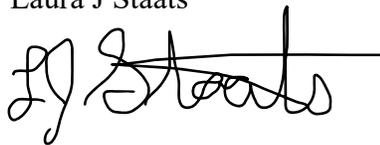
Motion was made and seconded to overturn the Townships Boards decision under 1.652A. Powers and Duties. The Zoning Board of Appeals shall have all the power and duties prescribed by the Michigan Zoning Enabling Act. PA 110 of 2006, as amended and by this ordinance, which are specified as follows (Amendment April 23, 2014 Ordinance 2014-1).

Roll call vote Yes, Yes, Yes. Board decision to overturn passed 3 – 0

With no other agenda items, this special meeting is adjourned. 7:25 PM

Respectfully submitted,

Laura J Staats

A handwritten signature in black ink, appearing to read "LJ Staats", written over a horizontal line.