NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
September 18, 2017

1. CALL TO ORDER

The meeting was called to order by chair Stephen Safranek at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Greg Kolecki	Present
Jacqueline Otto	Absent with notice
Stephen Safranek	Present
Amy Steffens	Present
Gary Wellings	Present
Jeff Lehrke, Alternate	Present

Also present:
Recording Secretary Lisa Lemble
Mary Bird, Assessing & Building Assistant
Planning Consultant Vidya Krishnan
Members of the public

4. ADOPT AGENDA

▶ **Motion:** Steffens moved, Wellings supported, that the agenda be adopted as presented.
Motion carried 5—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

6A. Case #JZBA170004; Robert and Susan Garza; Location: 3375 Five Mile Road, South Lyon; Request for variance from Section 36-719(d)(3), Private Roads and Driveway Regulations; to construct a 15 foot wide 1,365 foot long gravel driveway (ordinance maximum is 1,000 feet); Parcel 02-14-300-017; zoned AR—Agriculture.

Planning Consultant Vidya Krishnan reviewed the request and her report dated September 5, 2017. She noted that creation of flag-shaped lots can no longer legally be created, so this lot was created some time ago. She said literal interpretation of the ordinance would deprive the applicant of rights afforded to others in the district, no special privilege would be granted by approval, and while the variance requested could be slightly reduced, doing so would require relocating the well and septic field. She noted the Fire Department is requiring a dry hydrant/pond installation.

▶ **Motion:** Safranek moved, Steffens supported, that the public hearing be opened.
Motion carried 5—0 on a voice vote.

Corey Kanitz said he is attempting to purchase this property to build a house He said the intent to is to disturb as little of the land as possible while building the planned home. In answer to questions he said the road will be 15 feet wide and gravel. In answer to a question from Steffens, Krishnan said the Washtenaw County Road Commission will allow the road as long as the lot is buildable.

▶ **Motion:** Wellings moved, Kolecki supported, that the public hearing be closed.
Motion carried 5—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

6A. Case #JZBA170004; Robert and Susan Garza; Location: 3375 Five Mile Road, South Lyon; Request for variance from Section 36-719(d)(3), Private Roads and Driveway Regulations; to construct a 15 foot wide 1,365 foot long gravel driveway (ordinance maximum is 1,000 feet); Parcel 02-14-300-017; zoned AR—Agriculture.

Krishnan recommended approval of the requested variance, subject to approval of a dry hydrant/pond installation as required by the Fire Department, based on compliance with the findings of fact including:

- slopes on the site and the flag-shape of the parcel create difficulties in placement of the home
- the natural characteristics of the site are not the result of action by the applicant,
- if the variance is not granted the applicant would have to change the location of the house, garage, septic field, and well, which would be burdensome,
- while the requested variance is not the minimum possible, other factors may be affecting the design of the development,
- there will be no adverse on the public as the result of the variance being granted.

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Corey Kanitz said he believes construction of a pond on the site will be feasible, and he understands this is required to be within 1,000 feet of the house.

▶ **Motion:** Steffens moved, Lehrke supported, that the request in Case #JZBA170004, Corey Kanitz, at 3375 Five Mile Road, South Lyon for variance from Section 36-719, Private Roads and Driveway Regulations; to allow a 15 foot wide gravel driveway with a total length of 1,365 feet. The proposed project meets the standards of Section 36-94(3)(d) of the Northfield Township zoning ordinance as discussed at tonight's hearing and as presented in the staff report dated September 5, 2017. Approval is conditioned on all Fire Department requirements being met.
Motion carried 5—0 on a roll call vote.

9. MINUTES

▶ **Motion:** Wellings moved, Lehrke supported, that the minutes of the August 21, 2017, regular meeting be approved as presented.
Motion carried 5—0 on a voice vote.

11. CALL TO THE PUBLIC

None present.

12. ZBA MEMBER COMMENTS

No comments.

13. ANNOUNCEMENT OF NEXT MEETING

October 16, 2017, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

14. ADJOURNMENT

▶ **Motion:** Safranek moved, Kolecki supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:20 P.M.

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Adopted on _____, 2017.

_____ _____
Stephen Safranek, Chair Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at
http://www.twp-northfield.org/government/zoning_board_of_appeals/

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