

**NORTHFIELD TOWNSHIP  
ZONING BOARD OF APPEALS  
Minutes of Regular Meeting  
March 30, 2015**

**1. CALL TO ORDER**

The meeting was called to order by Chair Kenneth Dignan at 7:03 P.M. at 8350 Main Street.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL  
AND DETERMINATION OF QUORUM**

Roll call	
<u>Kenneth Dignan</u>	<u>Present</u>
Doug Del Favero	Absent with notice
Greg Kolecki	Present
Jacqueline Otto	Present
Amy Steffens	Present
Gary Wellings, Alternate (presence not required)	Absent

Also present:  
Township Manager Howard Fink  
Members of the public

**4. ADOPT AGENDA**

- ▶ **Motion:** Kolecki moved, Steffens supported, that the agenda be adopted as presented.  
**Motion carried 4—0 on a voice vote.**

**5. CORRESPONDENCE**

None.

**6. PUBLIC HEARINGS**

**6A. Applicant: Ken Johnson; SR-2 Zoning;  
Location: 8056 Lakeshore; Parcel 02-08-385-001;  
Request for variances from Section 36-719(d)(3)  
of the Northfield Township Zoning Ordinance**

- ▶ **Motion:** Otto moved, Kolecki supported, that the public hearing be opened.  
**Motion carried 4—0 on a voice vote.**

Ken Johnson distributed additional information to ZBA members. He recalled that he had been granted a variance to reconstruct an existing garage on this property, but it was met with opposition from neighbors, so he decided to also build a home on the site. He said it would have the same 30' x 60' footprint with living space on two levels. In answer to a question

from Otto, Johnson said he would also be expanding the garage, and he will still have room for the equipment that he wanted to store.

Dignan noted that for this request the only variance required is 10 feet for the side yard setback, whereas for the previous request additional variances had been required because the structure was going to be only an accessory building.

In answer to a question from Steffens, Johnson said the dwelling will front on Beech, and there will be a driveway the entire width of the lot. In answer to a question from Fink, Johnson said he thinks the size of the lot is about 7,000 sq. ft.: two 30' x 110' lots plus an additional 3,000 sq. ft. in the pie-shaped lot.

Dignan called for comments in support of the request. Glen Reese, 8101 Lakeshore Drive, said he has lived in the Horseshoe Lake area since 2001 and has known Johnson since then. He said Johnson keeps his property in impeccable condition and he thinks this will be a great addition to the area. He said storing the equipment inside will be an improvement, it will bring additional tax revenue to the Township, and he cannot imagine why any of the neighbors would be opposed.

Dignan called for other comments. There were none.

**6B. Applicant: Adi L. Tarca; AR Zoning;  
Location: 3805 Five Mile Road;  
Parcel 02-14-400-013; Request for variances  
from Section 36-719(d)(3) of the Northfield  
Township Zoning Ordinance**

Adi Tarca said he and his wife, Diana, are planning to move to this lot. He said it is a flag lot with a 1,500 foot access to the main part of the lot. He said they are asking for a 495' variance from the requirement that any driveway be a maximum of 1000 feet long due to the topography of the property. He said they have met with Fire Chief Wagner and plan to install a dry hydrant. In answer to a question from Dignan, Tarca said the driveway would be 15' wide, the dry hydrant would be installed before the house is built, and there is plenty of water on the site. In answer to a question from Otto, Tarca said the house will be set back about 150' from the front of the property, and the pond will be behind the house farther away from the neighbors.

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Dignan referred to the memo from Chief Wagner, and he questioned whether the access to the pond will be what Wagner requires. Tarca said the requirement is a 12' wide drive and that is what they will provide.

Dignan called for comments from the public in support of the request. Earl Brown, 3605 Five Mile Road, said his property adjoins Tarca's at the back. He said Tarca is the third owner of the lot in the 30 years he has lived there, he thinks there are a couple of perc sites on the property, and it would be a good idea to build a house here. He said he thinks the expense of building a long driveway is what has kept others from building on the site. He questioned why only a 15' wide driveway is proposed when there is a 66' wide leg to the main portion of the site. In answer to question from Brown Board members explained what a dry hydrant is and what the specifications for them are.

Susan Schmidt, 7403 Earhart Road, said their property abuts most of the driveway. She said she is not opposed to a home being built, and she is not opposed to the driveway as long as a business is not being operated out of the house creating a lot of traffic on the driveway. She said for the Tarca's benefit she recalls a stream ran across the dog leg of this lot and she cautioned that they make sure there is an appropriate septic field site.

Dennis Palmer, 7601 Earhart Road, said his property is northeast of this site (lots -011 and -012). He said he supports this proposal, but wants to make sure the natural flow of water from the site does not change. He said he received a variance about 15 years ago for his 1350' driveway and has three culverts built into it.

In response to comments, Tarca said there is an approved perc site on the property and they will use a pump system, running about 400' feet, to reach it through a sand area. He also said they will not be running a business from the site. He confirmed there is a small runoff of water in the spring running east-west and they will install two culverts to handle it, and there is also a flow of water than will go into the pond.

Fink read from the Township's code regarding required driveway widths and noted the proposed 15' wide drive meets that code.

- ▶ **Motion:** Otto moved, Kolecki supported, that the public hearing be closed.  
**Motion carried 4—0 on a voice vote.**

## **7. NEW BUSINESS**

### **7A. Applicant: Ken Johnson; SR-2 Zoning; Location: 8056 Lakeshore; Parcel 02-08-385-001; Request for variances from Section 36-719(d)(3) of the Northfield Township Zoning Ordinance**

Otto said she does not have concerns about this because it does not vary much from the original proposal and there is ample space on the lot for the proposed house. Dignan noted that per Zoning Administrator Weiland's staff report this is a corner lot, and where the variance is required depends on which street the house faces.

In an answer to a question from Dignan, Fink said he calculates that the lot size is far in excess of the 7,500 sq. ft. required in SR-2.

- ▶ **Motion:** Dignan moved, Otto supported, that in regard to the request from Ken Johnson at 8056 Lakeshore, Parcel 02-08-385-001, the SR-2 District, the requested variance to the front yard setback facing Beech Road of 10' be granted. Let it be noted that special circumstances exist regarding this property, being a parcel surrounded by three roads, and the proposal is in harmony with the surrounding properties; therefore this Board finds that under the Standards of Determination under the Township's zoning ordinances it is reasonable and justified that the variance be granted.  
**Motion carried 4—0 on a roll call vote.**

### **7B. Applicant: Adi L. Tarca; AR Zoning; Location: 3805 Five Mile Road; Parcel 02-14-400-013; Request for variances from Section 36-719(d)(3) of the Northfield Township Zoning Ordinance**

Otto said she would like to make sure the issue of making sure the natural water flow from this property is not changed. Dignan said that is addressed by other Township ordinances. Steffens said it sounds like some civil engineering has already been done on the site. Dignan noted the only issue facing the ZBA is the length of the driveway. In answer to a question from Otto, he agrees that referencing the requirement for a dry hydrant should be included in any approval.

Steffens noted that a number of home occupations are allowed to operate from any home in the AR district, including farms, riding academies, pick-your-own produce operations, two-family dwellings, and family child care. Susan Schmidt said she understands that, but she has been concerned about other businesses operating in the area that involved a lot of commercial deliveries and a sheet metal shop, and her concern is in maintaining her quiet enjoyment of her property.

- ▶ **Motion:** Dignan moved, Kolecki supported, that in the request from Adi L. Tarca, 3805 Five Mile Road, Parcel 02-14-400-013, AR zoning, the Zoning Board of Appeals finds that the applicant has met the necessary Standards of Determination, the parcel of property is unique in where a homestead can be placed, the request that the applicant is making is appropriate and justified, and the variance of a distance of 495' from Section 36-719(d)(3) of the Northfield Township Zoning Ordinance addressing the length of a driveway, is granted with the following condition: As noted by Public Safety Director Wagner that the water source and dry hydrant are to be in place and approved by the Public Safety Director before any house is built on the property.  
**Motion carried 4—0 on a voice vote.**

### 8. UNFINISHED BUSINESS

None.

### 9. MINUTES

- ▶ **Motion:** Dignan moved, Otto supported, 2014, that the minutes of the regular meeting of February 17, 2015, be approved as presented.  
**Motion carried 4—0 on a voice vote.**

### 10. CALL TO THE PUBLIC

No comments.

### 11. ZBA MEMBER COMMENTS

Dignan said, as was brought up during one of the public hearings, it is important for every property owner to understand that in every zoning district a variety of uses are allowed either by right or with conditional approval. Otto thanked all those people who appeared in support of the two variance requests because it provides useful information for ZBA members as they make their decisions.

### 12. ANNOUNCEMENT OF NEXT MEETING

**April 21, 2015**, 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 if there is an application to consider.

### 13. ADJOURNMENT

- ▶ **Motion:** Kolecki moved, Steffens supported, that the meeting be adjourned.  
**Motion carried 4—0 on a voice vote.**

The meeting was adjourned at 7:52 P.M.

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Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

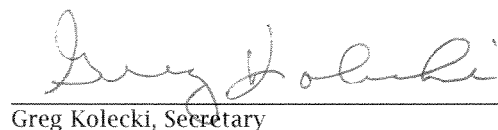
Wording removed is ~~stricken through~~;  
Wording added is underlined.

Adopted on June 1, 2015.



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Kenneth Dignan, Chair



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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/](http://www.twp-northfield.org/government/zoning_board_of_appeals/)