

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
February 17, 2015**

1. CALL TO ORDER

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

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

Roll call	
Doug Del Favero	Absent with notice
Kenneth Dignan	Present
Greg Kolecki	Absent with notice
Jacqueline Otto	Present
Amy Steffens	Present
Gary Wellings, Alternate	Present

Also present:
Township Manager Howard Fink
Recording Secretary Lisa Lemble
Members of the public

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

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

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

6A. William and Kathryn Creal, Location: 573 East Shore Drive; Request for variances from Article 22.0; Parcel 02-05-103-009; Zoned SR-2

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

William Creal introduced himself and his wife, Kathy, and explained that they wish to renovate a home that has been in their family since the 1930s to be their permanent residence. He explained that one of their variance requests is for the north property setback where an existing detached garage is located about five feet from the property line. He said they would like to attach the garage to the house. He said the second variance request would allow a stairway to be put in

the garage to access the upper level of the garage for a sewing room, and that would reduce the setback from 30 feet to about 28 feet. He noted letters of support from property owners on all three sides are included with their application.

John Sweda, 574 East Shore, said he lives across the street, he has reviewed the plans, and he has no objection.

Dignan called for any comments in opposition to the proposal. There were none.

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

7. NEW BUSINESS

7A. William and Kathryn Creal, Location: 573 East Shore Drive; Request for variances from Article 22.0; Parcel 02-05-103-009; Zoned SR-2

Kurt Weiland, Zoning Administrator, said the proposal would be a significant improvement to the property. He referred to his memo of December 16, 2014.

In answer to a question from Dignan, William Creal said a set of revised plans was submitted with their application which eliminates the need for a variance on the south side and requires only a two foot variance on the north side (front yard).

Otto said the fact that the applicants contacted their neighbors makes it much easier for the ZBA. In answer to a question from Fink, William Creal said the house is the last lot south of the point on this side of the lake.

- ▶ **Motion:** Dignan moved, Wellings supported, that in the request by William and Kathryn Creal for variances from Article 22.0 for 573 East Shore Drive, Parcel 02-05-103-009, zoned SR-2, the Zoning Board of Appeals finds that the application has met the necessary criteria and Standards for Determination and grants a variance from zoning ordinance Section 36.248.4A, front yard setback, of not more than three feet on the east side of the property, and variance from Section 36.248.4B, side yard setback, of five feet on the north side of the property.
Motion carried 4—0 on a roll call vote.

8. UNFINISHED BUSINESS

None.

9. MINUTES

January 20, 2015

Dignan noted these have not yet been distributed so they will be considered at the next meeting.

10. CALL TO THE PUBLIC

No comments.

11. ZBA MEMBER COMMENTS

Fink asked whether the ZBA wants to have its meetings televised or recorded. Wellings said that is preferred for reasons of transparency. Dignan agreed.

Dignan asked ZBA members how they felt about receiving the meeting packet in digital format. All other members said it worked well.

Dignan said Township planner Doug Lewan is working with the Michigan Association of Planning to present an advanced planning class to the ZBA. He noted he has taken the Planning and Zoning Essentials class. Fink said he highly recommends that all ZBA members take that.

12. ANNOUNCEMENT OF NEXT MEETING

March 16, 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.

13. ADJOURNMENT

- **Motion:** Wellings moved, Otto supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:29 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 _____, 2015.

Kenneth Dignan, Chair

_____, Secretary

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