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GOODLAND TOWNSHIP  
ZONING BOARD OF APPEALS MEETING  
JANUARY 22, 2013

A meeting of the Goodland Township Zoning Board of Appeals was held at the Goodland Township Hall, located at 2374 N Van Dyke Rd, Imlay City, MI 48444; pursuant to notice duly posted.

Board Members Present: Sommer, Hummel, Walton, Tanis, Kohler

Board Members Absent:

Others Present:

Chair Sommer called the meeting to order at 7:03 p.m.

**AGENDA**

**Motion 01-14-01ZBA**

Motion by Tanis, seconded by Walton, to accept the agenda as presented.

**MOTION CARRIED.**

**MINUTES**

**Motion 01-14-02ZBA**

Motion by Tanis, seconded by Hummel, to approve the minutes of September 10, 2013 as presented, but correcting the time of adjournment from 6:44 p.m. to 6:50 p.m.

**MOTION CARRIED.**

Public Time—no one wished to address the ZBA.

Dockham Hearing—Lois & John Dockham have applied for a dimensional variance request for property located on Lyons Rd. The original homestead was approx. 25 acres. John received 3.5 acres before the Zoning Ordinance was adopted. The remaining parcel is approximately 22 acres and is now owned by Lois Dockham. They are requesting to split a portion (~3.4 acres) in the NW corner of the parent parcel (44-009-019-007-00) off. The parcel being created would contain an existing home and yard area. Ownership would be retained by Lois Dockham. John would acquire the ~18 acres of the parent parcel and join that to his existing 3.5 acre parcel (44-009-019-008-00). His existing parcel does not have the road frontage required under the current ordinance. If their request is granted, both parcels would have the proper road frontage. The 18 acres is not tillable land. It contains trees and a pond. Lois & Kristi Dockham are not able to maintain the current property size and they would like to keep it in the family. Essentially, they are requesting a property transfer. The character of the neighborhood would not change as there is an existing, non-conforming parcel that would become conforming.

**Motion 01-14-03ZBA**

Motion by Sommer, seconded by Tanis, to approve a dimensional variance as requested by Lois & John Dockham. The ZBA found that the request would not alter the character of the neighborhood as the use and characteristics of the parcels would not change. It was found that this is more a change of lot lines. In addition, all parcels included in this would now have conforming road frontage. This approval is contingent upon John Dockham combining the ~18 acres remaining from the split with his existing parcel (-019-008-00).

**MOTION CARRIED, with a roll call vote: Kohler, yes; Hummel, yes; Sommer, yes; Walton, yes; and Tanis, yes.**

1 Election of Officers

2 **Motion 01-14-04ZBA**

3 Motion by Tanis, seconded by Kohler, to nominate Rob Sommer as ZBA Chair.

4 **MOTION CARRIED.**

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6 **Motion 01-14-05ZBA**

7 Motion by Hummel, seconded by Walton, to nominate Norm Tanis as ZBA Vice-Chair.

8 **MOTION CARRIED.**

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10 **Motion 01-14-06ZBA**

11 Motion by Tanis, seconded by Hummel, to nominate Cameron Walton as ZBA Secretary.

12 **MOTION CARRIED.**

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14 It was the consensus of the ZBA to schedule the next regular meeting for Wednesday, December 3, 2014  
15 at 7:00 p.m. All other meetings will be scheduled for the first Wednesday of the month, as needed.

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17 Meeting adjourned by Chair Sommer at 7:49 p.m.

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19 These minutes are correct to the best of my knowledge.

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Rob Sommer, Chair

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Cameron Walton, Secretary